



91 Cowgate | | Norwich | NR3 1TG

**£130,000**

**\*\* STONES THROW FROM CITY CENTRE\*\*** Gilson Bailey are delighted to offer this well presented, second floor, one bedroom flat within walking distance of the City centre. Accommodation comprising entrance hall, lounge/ diner, kitchen, bedroom and shower room. Outside there is a brick built bike shed and residents permit car park. The property benefits from double glazing, gas-fired central heating and is in good decorative order throughout making it a great first time purchase or buy-to-let investment. Be quick to view to appreciate the location on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Location

Cowgate can be found just north of the City centre and is close by to many local amenities including schooling, gym, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the centre of Norwich with its selection of restaurants, bars, coffee shops and extensive shopping, Norwich Cathedral and Cathedral ground. There is easy access to the Norwich Ring Road, Norwich railway station and Riverside Development.

### Accommodation Comprises:

Secure intercom entry with stairs to second floor and front door to:

#### Entrance Hall

With door to lounge/diner.

#### Lounge/Diner 16'10" x 10'10"

Double glazed window to front, radiator, storage cupboard.

#### Kitchen 10'8" x 10'2"

Fitted wall and base units with work tops over, sink and drainer, space for cooker with extractor over, space for washing machine and fridge/freezer, double glazed window to rear, radiator.

#### Bedroom 11'5" x 10'2"

Double glazed window to front, radiator, built-in wardrobes.

#### Shower Room 6'8" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

### Outside

Brick built store shed, permit car park.

### Tenure - Leasehold

Term 125 years from 26 February 1990. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council

### Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.