



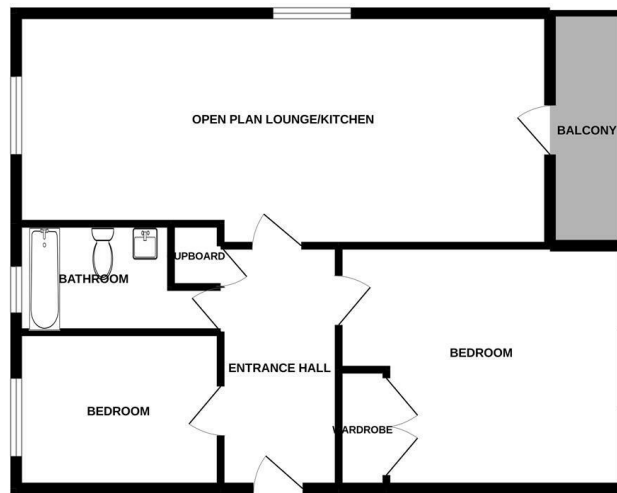
66 Paragon Place | | Norwich | NR2 4BP

Price Guide £160,000

****LOCATED ON THE EDGE OF THE CITY CENTRE WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this well presented, two bedroom, second floor flat located to the west of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, entrance hall, open plan lounge/kitchen with a balcony, two bedrooms and a bathroom. Outside there is permit parking available and a storage shed to the ground floor. The flat benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Metaplan (02022)

Location

Paragon Place is situated within walking distance to many local amenities including schooling, doctors, shops bars restaurants and Upper St Giles Street. There are regular public transport links to and from the city centre with ease of access to the Norwich ring road, Norfolk and Norwich University Hospital and the University of East Anglia.

Tenure

Leasehold - Term 125 years from 3 October 1994. Please note ground rent is £10 per annum and service/maintenance charges are £400 per annum. For further information, please contact the office.

Local Authority

Norwich City Council - Tax Band A

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to open plan lounge/kitchen, two bedrooms and bathroom.

Open Plan Lounge/Kitchen 25'9" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher and washing machine, double glazed windows, door to balcony, radiator, boiler.

Bedroom One 14'4" x 10'2"

Double glazed window, radiator.

Bedroom Two 10'5" x 8'3"

Double glazed window, radiator, storage cupboard.

Bathroom 10'11" x 5'5"


Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, double glazed window.

Outside

Permit parking available and storage shed to the ground floor.



Energy Efficiency Rating

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

Local Authority

Norwich City Council, Tax Band A

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.

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