

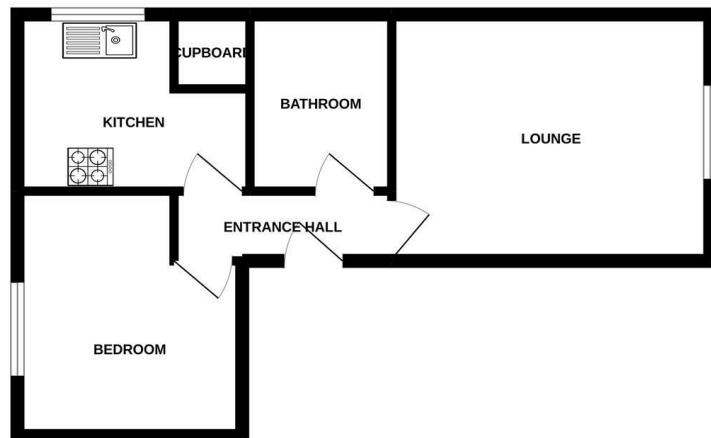


## 17 Raleigh Court | Norwich | NR1 1XB

**Guide Price £135,000**

INVESTORS ONLY\*\*GUIDE PRICE £135,000 - £140,000 HEART OF THE CITY CENTRE\*\* Offered with a long lease and no onward chain, Gilson Bailey are delighted to offer this one bedroom, first floor flat in the heart of the City Centre with accommodation comprising entrance hall, lounge, kitchen, bedroom and bathroom. Outside there is one allocated parking space. The flat benefits from double glazing, storage heating and would make a great buy-to-let investment so be quick to book a viewing to appreciate the location on offer.

**G**  
**gilsonbailey**

**GROUND FLOOR**


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only in taken at any one dimension and are not necessarily true to scale. This plan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Front door to:

## Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

## Lounge 13'1" x 10'4"

## Kitchen 9'8" x 7'1"

## Bedroom 10'2" x 9'2"

## Bathroom 7'1" x 6'0"

## Outside

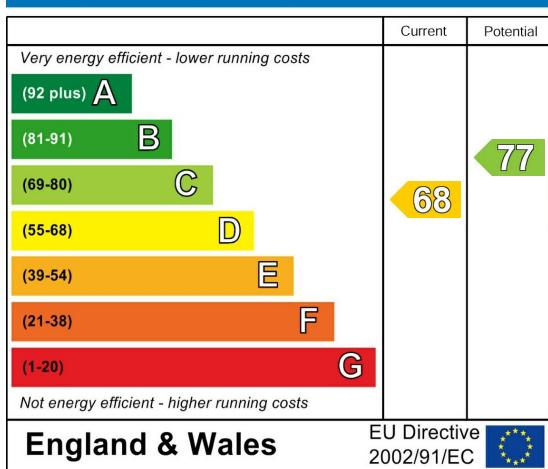
Allocated parking space.

## Tenure

Leasehold - Term 999 years from 1 January 1980. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

## Local Authority

Norwich City Council - Tax Band B


**Energy Efficiency Rating**

**Local Authority**

Norwich City Council, Tax Band B

**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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