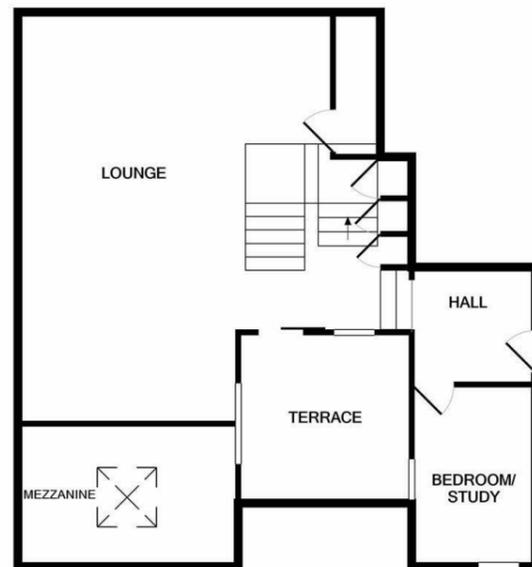


LOWER LEVEL



UPPER LEVEL

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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6 Amelia House | Colegate | Norwich | NR3 1DD

Guide Price £400,000

****GUIDE PRICE £400,000 - £425,000. RARELY AVAILABLE - STUNNING CITY CENTRE DUPLEX APARTMENT WITH ROOF TERRACE**** Gilson Bailey are delighted to offer this characterful, spacious four-bedroom duplex apartment tucked away off Colegate in the medieval quarter of the City centre, conveniently situated for restaurants, shopping facilities, pubs and cultural venues. It is part of a converted former shoe factory and retains lovely decorative ironwork. There is a communal entrance off Water Lane with stair and lift access to both floors. Lower level accommodation comprises an entrance hall, three double bedrooms with fitted wardrobes, a large 24' dining room leading into the kitchen, a shower room and separate bathroom. On the second level is a spacious 24' open-plan, light and airy lounge with a mezzanine area and access to the roof terrace, plus another bedroom/study. Outside is a gated courtyard and on-street permit parking, with the option of a car space (under separate lease) in a secure parking garage on Colegate. The apartment benefits from double glazing, fitted carpets throughout, gas central heating and is presented in excellent condition. Internal viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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01603764444

Accommodation Comprises:

Security entrance system from Water Lane leading to communal lobby which provides access to all floors and apartments via stairs and lift. Front door on second floor to:

Lower Level

Entrance Hall

With doors to three bedrooms, dining room, bathroom and shower room. Stairs to upper level, entry phone system.

Dining Room 24'11" x 10'7"

Double glazed windows to courtyard, three radiators.

Kitchen 9'9" x 6'10"

Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, eye-level double oven, space for fridge/freezer, washing machine and dishwasher, double glazed window to Water Lane, radiator.

Bedroom One 15'6" x 8'10"

Double glazed windows to courtyard, two radiators, built-in wardrobes.

Bedroom Two 10'5" x 8'10"

Double glazed window to courtyard, radiator, fitted wardrobe and chest of drawers.

Bedroom Three 9'11" x 9'1"

Double glazed window to Water Lane, radiator, built-in wardrobes, under stairs storage area with shelves.

Bathroom 10'0" x 5'8"

Tiled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan, tiled walls.

Shower Room 6'2" x 5'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan, tiled walls.

Stairs Leading to Upper Level

Lounge 24'9" x 22'1"

High vaulted ceiling with original tie beams and decorative iron work, double-glazed velux window to courtyard, mezzanine style void area overlooking the dining area below, three radiators, built-in cupboards above stairs, sliding patio doors to roof terrace with view into the courtyard. Steps up to:

Top Floor Landing

Radiator, doors to upper lobby and bedroom four/study.

Bedroom Four/Study 10'1" x 7'1"

High ceiling, Double glazed windows to terrace and courtyard, radiator.



Outside 9'6" x 9'4"

Partly covered roof terrace overlooking the courtyard, which has trees, shrubs and a pond.

Agents Note:

There is an exclusive parking space for each resident available (under a separate lease) for an additional annual charge. There is also on-street permit parking available.

Tenure - Leasehold

Term 215 years from 1st April 1984. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

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.

