

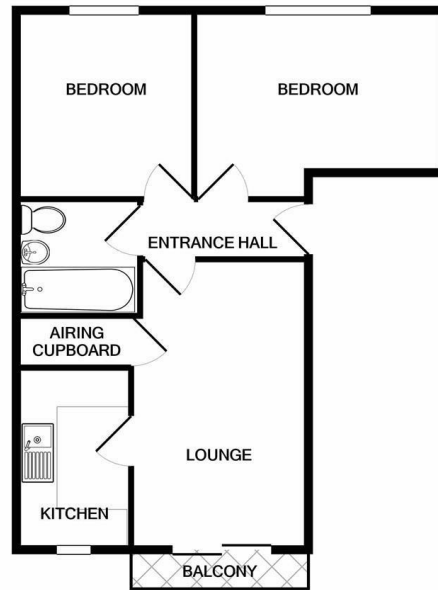


**1 Raleigh Court Rouen Road | | Norwich | NR1 1XB**

## **Guide Price £140,000**

**\*\*GUIDE PRICE £140,000 - £145,000. HEART OF THE CITY CENTRE\*\*** Offered with a long lease and no onward chain, Gilson Bailey are delighted to offer this two bedroom, first floor flat with balcony in the heart of the City centre with accommodation comprising entrance hall, lounge, kitchen (appliances included), two bedrooms with built-in wardrobes and bathroom. Outside there is one allocated car port parking space. The flat benefits from double glazing, storage heating and would make a great first time purchase or buy-to-let investment so be quick to book a viewing 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

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:

Secure intercom entry with staircase to first floor. Front door to:

### Entrance Hall

With door to lounge, bathroom and both bedrooms.

### Lounge 16'2" x 9'9"

Storage heater, TV point, sliding patio doors to balcony.

### Kitchen 10'3" x 6'3"

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

### Bedroom One 13'6" x 8'9"

Double glazed window to rear, built-in wardrobes.

### Bedroom Two 10'3" x 9'8"

Double glazed window to rear, electric heater, built-in wardrobes.

### Bathroom 6'9" x 6'2"

Panelled bath, low level WC, hand wash basin, extractor fan.

### Outside

One allocated parking space in carport.


### 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.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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