



**30 Barnards Yard | | Norwich | NR3 3DS**

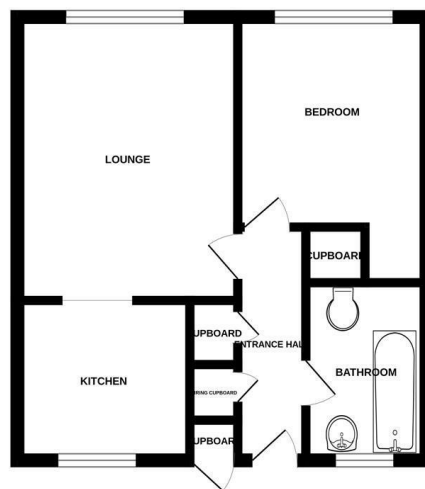
## Price Guide £120,000

GUIDE PRICE: £120,000 - £130,000 **\*\*CITY CENTRE LIVING\*\*** Gilson Bailey are delighted to offer **WITH NO ONWARD CHAIN** this **ONE BEDROOM, FIRST FLOOR** flat tucked away in the City Centre of Norwich. Accommodation comprising entrance hall, lounge, kitchen, bedroom and bathroom. Outside there is a **FREE RESIDENTS PERMIT CAR PARK**. The flat benefits from double glazing, gas communal heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, staircase, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, licensee and occupant shall have no other interest and no guarantee as to the suitability or otherwise of the plan.

## 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, bedroom and bathroom.

### Lounge 11'11" x 9'3"

Double glazed window, radiator.

### Kitchen 7'5" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, space for washing machine, fridge and freezer, double glazed window.

### Bedroom 11'4" x 7'11"

Double glazed window, radiator.

### Bathroom 7'3" x 4'7"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside

### Local Authority


Residents permit car park.

## Tenure

Term 125 years from 4 September 1989. Please note ground rent is £10 per annum and service/maintenance charges are £70 per month. 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>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</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, 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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