

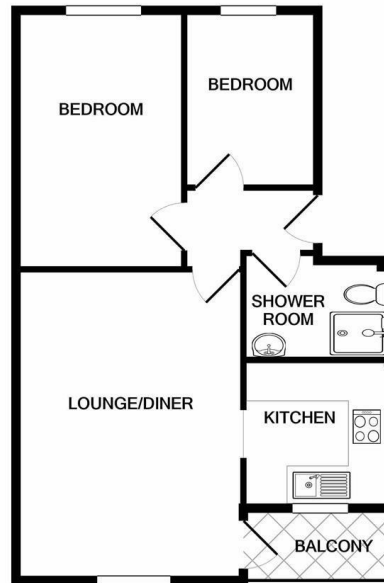


36 Cremorne Lane | | Norwich | NR1 1YW

Guide Price £160,000

****GUIDE PRICE £160,000 - £165,000. IMMACULATLY PRESENTED THROUGHOUT**** Gilson Bailey are delighted to offer this beautifully presented, two bedroom, first floor apartment with balcony situated to the east of Norwich within walking distance of Norwich train station, Riverside Development and the City centre itself. Accommodation comprising secure intercom entry, entrance hall, lounge/diner, kitchen, two bedrooms and a modernised shower room. Outside there is one allocated parking space and well maintained communal gardens. The property benefits from double glazing, gas fired central heating with new radiators installed in 2021, is in superb condition throughout and would make a great first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the quality 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

Cremorne Lane can be found to the east of Norwich close by to a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. You are within walking distance of Norwich train station, Riverside Development and the City with good access links to the Norwich Ring Road, A47 southern bypass and the Broadland Business Park.

Accommodation Comprises:

Secure intercom entry. Front door to:

Entrance Hall

With doors to lounge/diner, both bedrooms and shower room.

Lounge/Diner 16'3" x 11'9"

Double glazed window to rear, radiator, door to balcony.

Kitchen 7'8" x 7'8"

Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine and fridge/freezer, double glazed window to rear.

Bedroom One 13'5" x 8'9"

Double glazed window to front, radiator.

Bedroom Two 8'2" x 6'11"

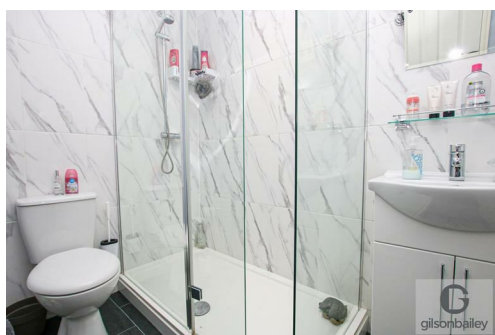
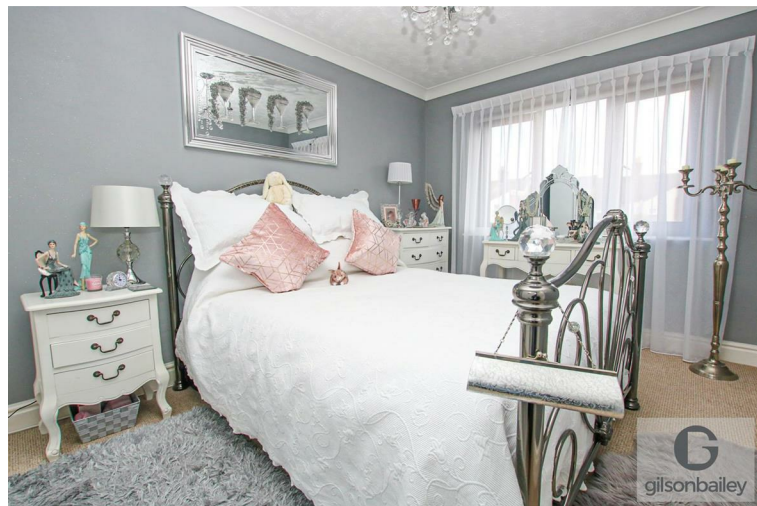
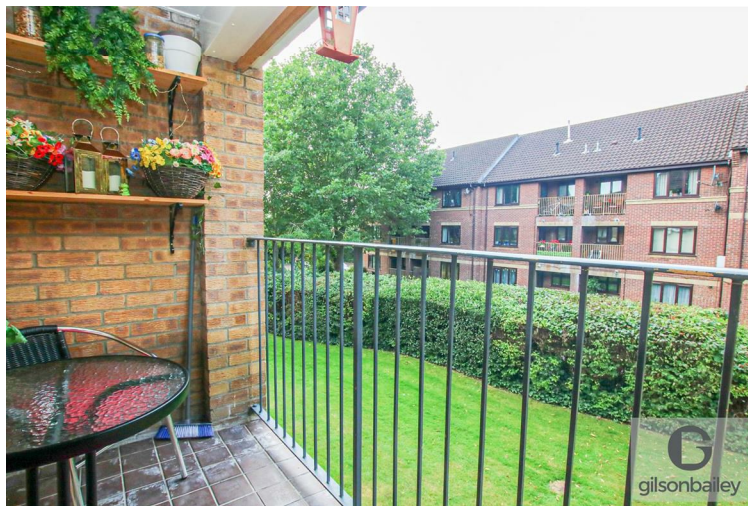
Double glazed window to front, radiator.

Shower Room 7'1" x 5'9"


Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

One allocated parking space, communal gardens.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

Tenure

Leasehold
Term 125 years
From 24th June 1988

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

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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