







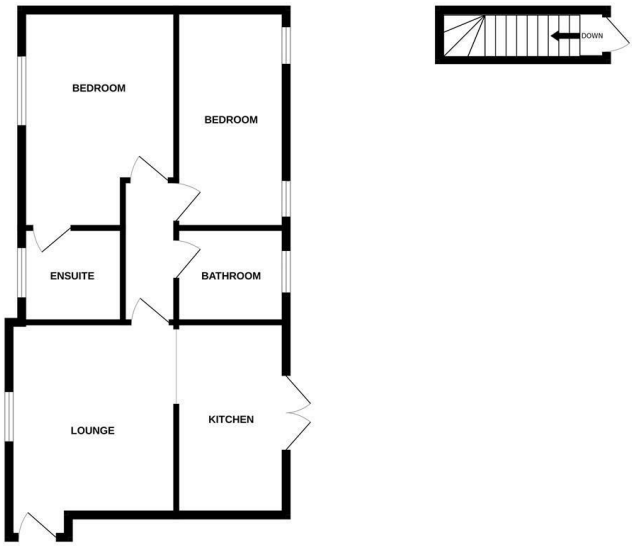
7A Regency House Thorpe Road I I Norwich I NR1 1EP

Guide Price £210,000

GUIDE PRICE £210,000 - £220,000OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented and spacious, two bedroom lower ground floor flat, ideally positioned on the edge of Norwich City Centre and offered with the welcome advantage of no onward chain. Providing comfortable and well-arranged accommodation, this attractive property offers an excellent opportunity for first-time buyers and buy-to-let investors alike. The accommodation comprises an entrance porch leading into a generous and inviting lounge, fitted kitchen, two well-proportioned bedrooms and a bathroom, with bedroom one enjoying the added benefit of its own en-suite shower room, providing extra convenience and practicality. Outside, the property benefits from a courtyard garden, offering a pleasant and low-maintenance space for relaxing or enjoying the warmer months, together with the valuable advantage of one off-road parking space, a particularly desirable feature so close to the City Centre. Further benefits include double glazing and gas heating. Combining two bedrooms, two bath/shower rooms, private outside space, off-road parking and a highly convenient location within easy reach of central Norwich, this appealing chain-free flat would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

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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 Porch
With stairs down to:

Lounge 12'7" x 11'1"

Kitchen 14'4" x 7'3"

Bedroom One 14'5" x 10'3"

En-Suite 5'7" x 4'11"

Bedroom Two 14'7" x 8'9"

Bathroom 8'0" x 6'2"

Outside
Off road parking space to the front and a rear courtyard garden.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 999 years from 1 January 2003.
Service Charge: £1800 per annum
Ground Rent: N/A

Utiliities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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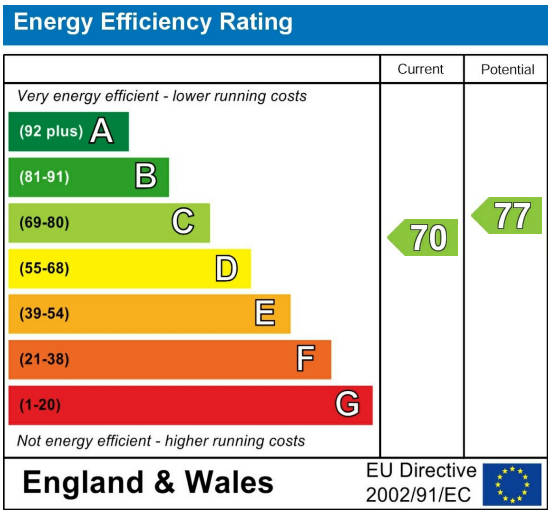












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.