



## Wilson Road, Norwich (Off Carrow Road)

Guide Price £140,000 - £150,000 Leasehold

Energy Efficiency Rating : C

- ✓ No Chain First Floor Apartment
- ✓ Walking Distance to Train Station
- ✓ 92 Year Lease
- ✓ Manageable Service Charges
- ✓ Open Plan Sitting / Dining Room
- ✓ Bay Fronted Double Bedroom
- ✓ Communal Grounds
- ✓ Allocated Parking Space

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! FIRST FLOOR FLAT with a GENEROUS SITTING/DINING ROOM and DOUBLE GLAZED WINDOWS in a location that is WALKING DISTANCE to NORWICH CITY CENTRE, TRAIN STATION and RIVERSIDE ENTERTAINMENT AREA. This property is accessed via a COMMUNAL GARDEN and GROUNDS with a hard standing pathway leading to the COMMUNAL ENTRANCE, SECURE DOOR with INTERCOM and the stairs to the first and second floor. Once inside, a hall entrance leads to the BAY FRONTED DOUBLE BEDROOM with ample space for FREESTANDING WARDROBES, family bathroom with three piece suite, SITTING/DINING ROOM with two uPVC DOUBLE GLAZED WINDOWS with views over the COMMUNAL GARDENS, finally a FITTED KITCHEN with space for appliances. Externally a communal bike and bin stores can be found, with ALLOCATED PARKING for one vehicle.

#### LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR1 1YP), but to help....Leave Norwich via Prince of Wales Road. At the traffic lights with Riverside Road continue straight onto Thorpe Road. Bear right at the traffic lights onto Carrow Road, and turn left into Wilson Road. At the T-junction turn right at the T-junction, then then right again into the communal parking.

#### AGENTS NOTE

The property had a 125 year lease that commenced in 1988 leaving 92 years remaining. Ground rent has been suspended for 3 years from 2020 meaning it is £0 currently. The service charges are £780 P/A.

Approached via a hard standing pathway, there is a communal security door leading to the entrance hall and stairs to the first floor, head through and obscure glazed door to the apartment.

Entrance door to:

#### ENTRANCE HALL

Fitted carpet, built in storage cupboard x2, smooth ceiling, doors to:

### KITCHEN/BREAKFAST ROOM

9' 9" x 8' 1" (2.97m x 2.46m) Fitted range of wall and base level units with complimentary rolled edge worksurfaces, inset one and a half bowl sink and drainer unit with mixer tap, inset gas hob, built in electric oven with extractor fan above, parquet style flooring, space for washing machine and fridge freezer, wall mounted gas fired central heating boiler, uPVC double glazed window to front.

### DOUBLE BEDROOM

13' 2" x 10' 6" Max. Into bay (4.01m x 3.2m) Fitted carpet, radiator, uPVC double glazed bay window to front.

### BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower over, tiled splashbacks, vinyl flooring, radiator, extractor fan.

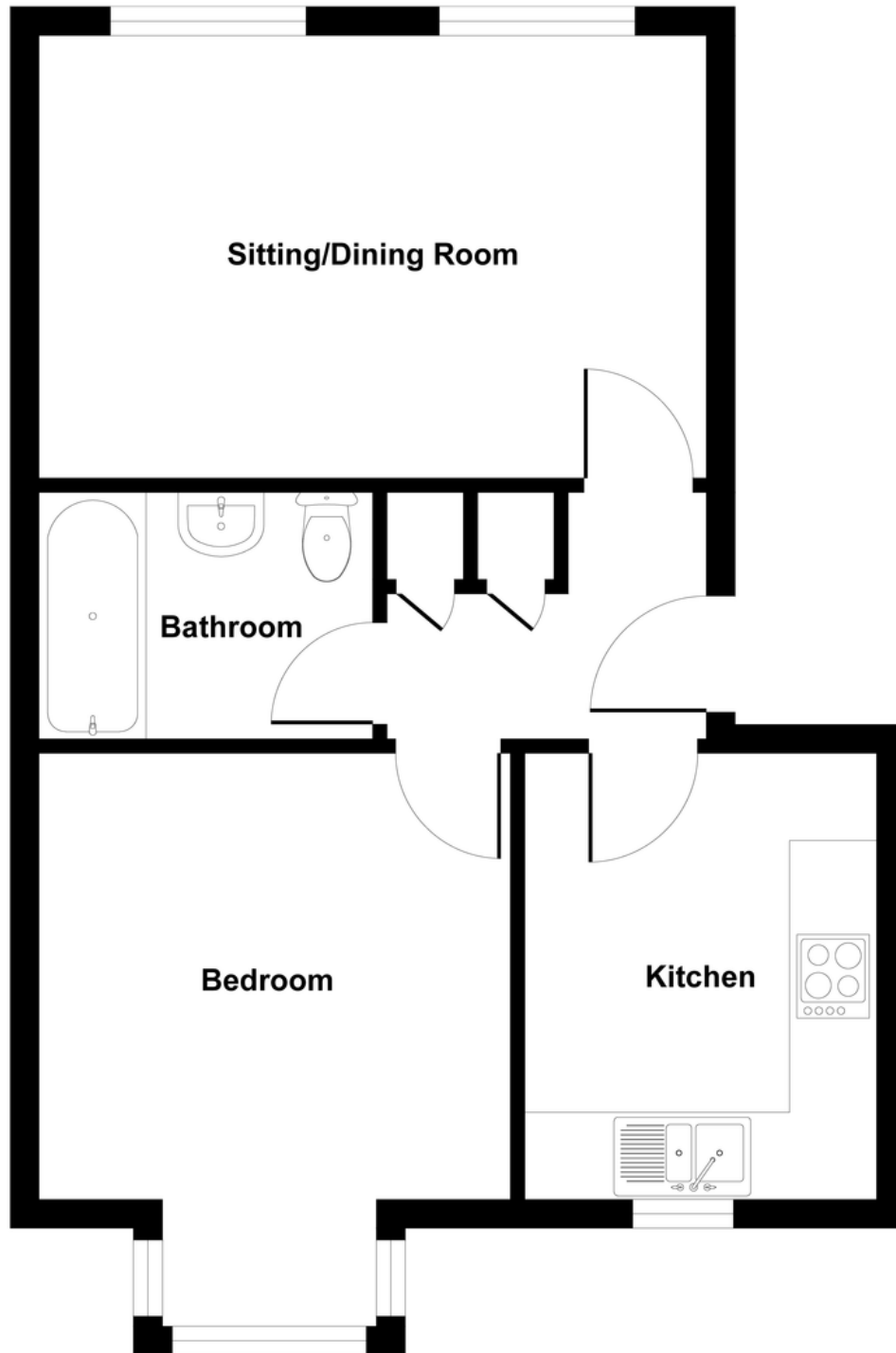
### SITTING/DINING ROOM

15' 4" x 10' 2" (4.67m x 3.1m) Fitted carpet, radiator, television point, uPVC double glazed window to front x2, coved ceiling.

### ALLOCATED PARKING

One space is provided with a drop down parking bollard in place.





**Floor Plan**  
**Approximate Floor Area**  
**464 sq. ft**  
**(43.10 sq. m)**

**Approx. Gross Internal Floor Area 464 sq. ft / 43.10 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**Centralised Hub:**

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