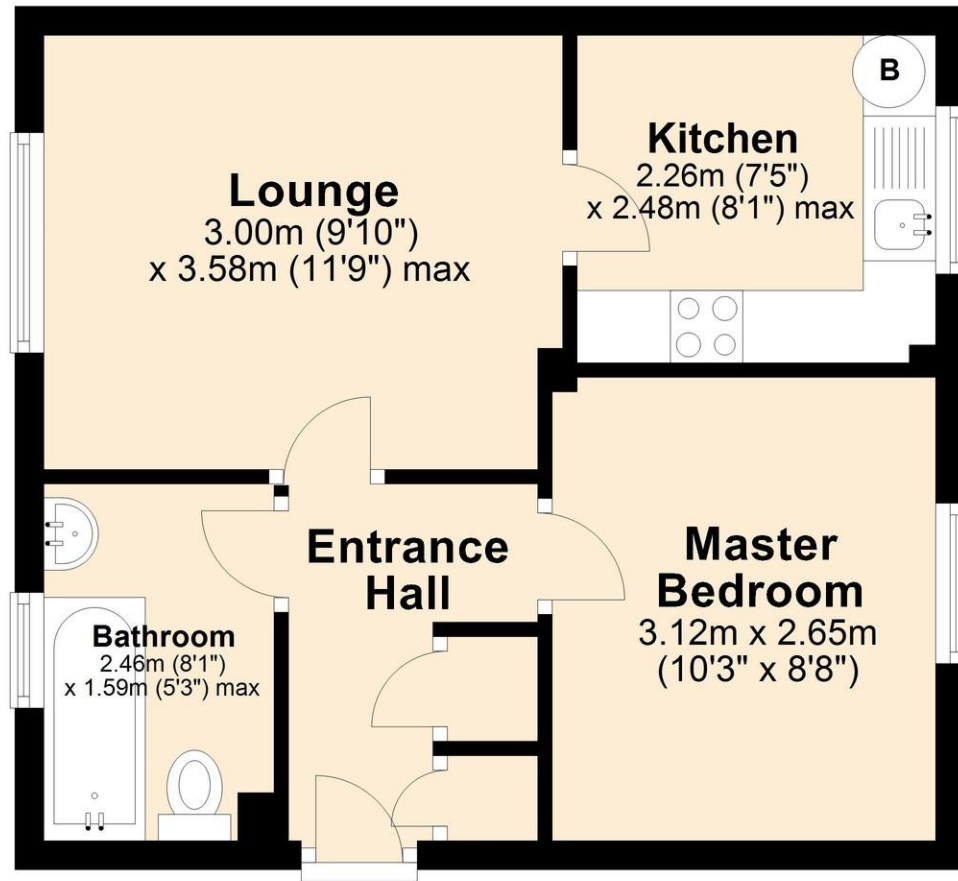


# Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 34.0 sq. metres (365.9 sq. feet)

## OUTSIDE

The property is within one of several purpose-built apartment blocks built around a central private residents' carparking area and attractive, landscaped grounds featuring lawns and mature shrubs and trees, with secure bike storage too.

The property includes 1 allocated parking space within the parking area. The grounds are bordered by mature hedging with part of the railway station complex beyond the boundary.

## AGENTS NOTE

We have been advised that the property has 94 years remaining on the lease and charges of £390 per 6 months are applicable to the property plus £10 ground rent. We are awaiting documents to confirm these details.

## DIRECTIONS

Head out of central Norwich via Thorpe Road, passing Norwich Rail Station on your left. Follow the road round to the right into the one way street and turn left into Wilson Road. At the T-junction turn right and enter the residents car parking area on your right.

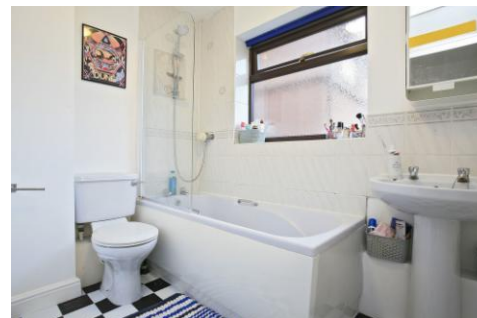
The property can be found on the far side of the gardens, in the corner block on the first floor, accessed via a shared entrance to the apartment block and stairs.

Energy Efficiency Rating Current B 82 Potential B 85

01603 503 500

[eaton@stratfordsnorfolk.co.uk](mailto:eaton@stratfordsnorfolk.co.uk)

20 Eaton Street, Eaton, Norwich, Norfolk, NR4 7LD



Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

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Located within a purpose-built, modern apartment block. This first floor 1 bedroom leasehold property enjoys city views and is ideally located for a short commute into the city or a short walk to the railway station, making it a perfect investment or first purchase. Attractive, shared gardens plus allocated parking and secure bike storage offer practicality and convenience.

## 40 Wilson Road

Norwich | Norfolk | NR1 1YP

### Guide £125,000 - £135,000

First floor apartment within a purpose-built block, with secure entry system

Ideal Investment, First-Time Buy or Professional property within easy reach of rail links

Approx. Gross Rental Yield of 5.7%

Leasehold property with approx. 94 years remaining on the lease

10'3 master bedroom and 11'9 lounge with commanding views

Entrance hall with twin storage cupboards

Kitchen offers modern, wood effect units and built in oven/hob/extractor

Bathroom features a concealed shower over the bath

Gas central heating via Combi-Boiler and double glazing

Allocated parking space, secure bike storage and communal gardens

STRATFORDS

