

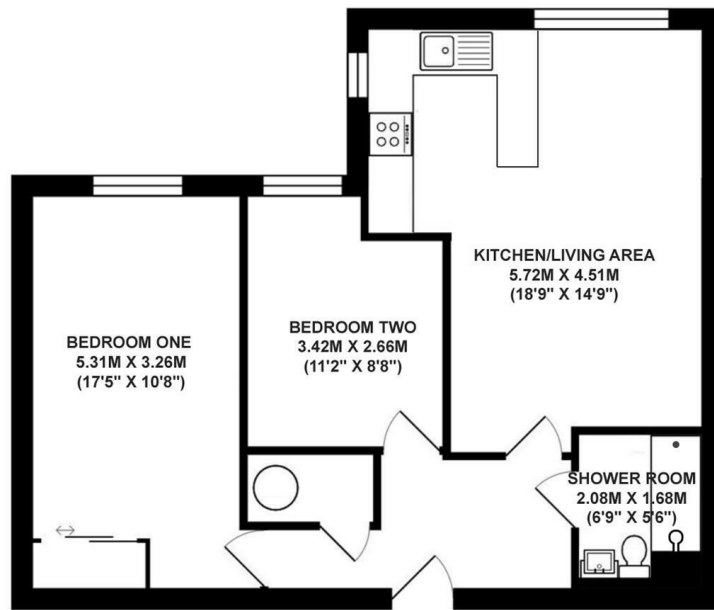


48 Riverway Court Recorder Road | | Norwich | NR1

**£150,000**

GUIDE PRICE: £150,000 - £160,000 \*\*RECENTLY RENOVATED OVER 55'S APARTMENT\*\* Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this MODERN, SECOND FLOOR, OVER 55's, TWO BEDROOM APARTMENT situated in the vibrant City Centre of Norwich. Accommodation comprising entrance hall, OPEN PLAN KITCHEN/LIVING AREA, modern fitted shower room and TWO BEDROOMS. Outside there are well maintained communal grounds with various seating areas offering pleasant views towards the river and communal parking behind secure, electric gates. The property benefits from double glazing throughout, new electric heating and has been RENOVATED THROUGHOUT TO A HIGH STANDARD. Communal areas consist of lounge, laundry room and guest room, 24 hour care line, on-site manage and lift to all floors. Be quick to book a viewing to appreciate the quality and location on offer.





Total Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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

Secure intercom entry to communal areas with stairs and lift to second floor. Front door to:

### Entrance Hall

Doors to all rooms.

### Kitchen/Living Area 18'9" x 14'9"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated fridge/freezer, double glazed window, electric heater, new carpet.

### Bedroom One 17'5" x 10'8"

Double glazed window, electric heater, built in wardrobe.

### Bedroom Two 11'2" x 8'8"

Double glazed window, electric heater.

### Shower Room 6'9" x 5'6"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, extractor.

### Outside

Well maintained communal grounds and residents parking on a first come, first serve basis.

### Local Authority


Norwich City Council, Tax Band C.

### Tenure

Leasehold – 125 years from 1 November 1997. Please note ground rent is £645.38 per annum and service/maintenance charges £3700 per annum. 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>		
(69-80) <b>C</b>	<b>78</b>	<b>83</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 C

**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.