



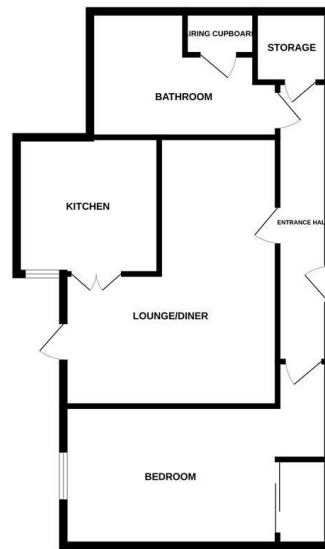
10 Riverway Court Recorder Road | | Norwich | NR1

## Offers In Excess Of £135,000

LARGER THAN AVERAGE RETIRMENT FLAT OVER LOOKING THE COMMUNAL GARDENS\*\* Gilson Bailey are delighted to offer this spacious and beautifully modernised, one bedroom, ground floor retirement apartment situated a stone's throw away from the City Centre with accommodation comprising, entrance hall, spacious lounge/diner, modern kitchen, bathroom and double bedroom with built in wardrobes. Outside there are beautifully maintained communal gardens with lovely views towards the river and a residents car park with secure electric gates. The apartment benefits from double glazing, electric radiators, communal lounge, laundry room, guest room, 24-hour care line and on-site manager.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not meant to constitute any guarantee as to their operation or efficiency and are for general information only.  
Made with MyPlan 3.0.0.0

## 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. Front door to:

### Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

### Lounge/Diner 22'6" x 14'2"

Door to garden, electric heater.

### Kitchen 8'7" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window.

### Bedroom 17'6" x 14'0"

Double glazed window, electric heater, built in wardrobe.

### Bathroom 9'8" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, airing cupboard.

### Outside

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

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold - 125 years from 1 November 1997. Please note ground rent is £553.20 per annum and service/maintenance charges £2916.48 per annum for 2024. For further information, please contact the office.


### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### 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>77</b>	<b>81</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 B

### 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.

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