



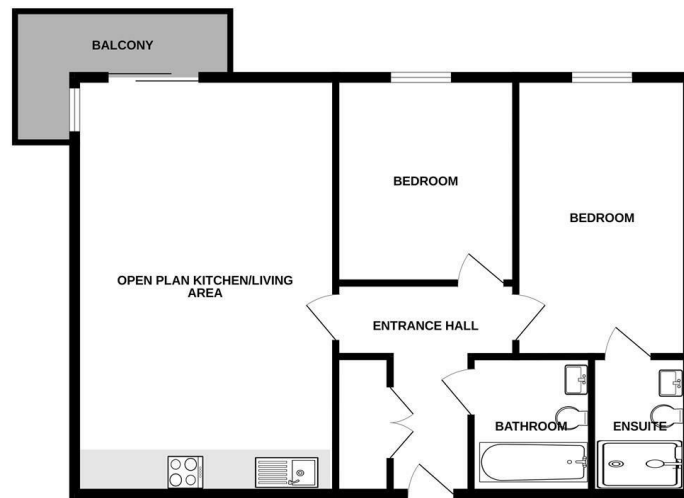
**23 Bridgemaster Wherry Road | | Norwich | NR1 1XG**

**£260,000**

**\*\*STUNNING MODERN APARTMENT IN A PRIME RIVERSIDE LOCATION WITH RIVER VIEWS AND ALLOCATED PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SECOND FLOOR APARTMENT, part of the prestigious Bridge development located on the banks of The River Wensum. Accommodation comprises secure intercom entry, entrance hall, open plan kitchen/living area with a wrap-around balcony, bathroom and TWO DOUBLE BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is access to a landscaped paved communal courtyard garden and ONE SECURE ALLOCATED PARKING SPACE. The apartment benefits from double glazing, gas central heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent first time purchase so be quick to book a viewing to appreciate the quality and location on offer.



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any omission or error. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Metropack 10/02

### Location

Situated in the highly desirable riverside development within walking distance of the railway station, a selection of restaurants, bars, gym, bowling, cinema and Norwich City Centre itself.

### Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

#### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

#### Open Plan Kitchen/Living Area 22'10" x 14'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two radiators, sliding patio doors to balcony.

#### Bedroom One 15'2" x 9'4"

Double glazed window, radiator.

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

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

#### Bedroom Two 11'3" x 9'9"

Double glazed window, radiator.

#### Bathroom 7'4" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Outside

Landscaped communal gardens and one secure allocated parking space.

### Local Authority

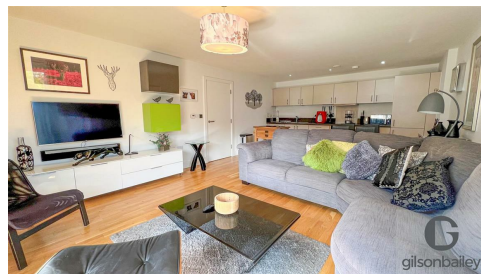
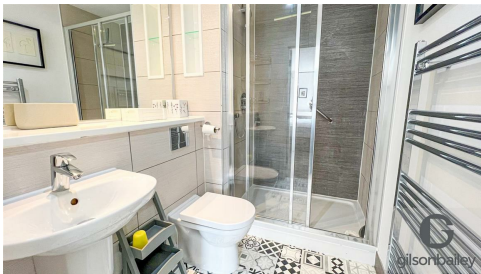
Norwich City Council, Tax Band C.

### Tenure


Leasehold - 250 years from and including 25 March 2016. Please note service/maintenance charges are £3500 per annum and ground rent is £340 per annum. 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>                            | <b>86</b>                  | <b>86</b>   |
| (69-80) <b>C</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<br>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.

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