



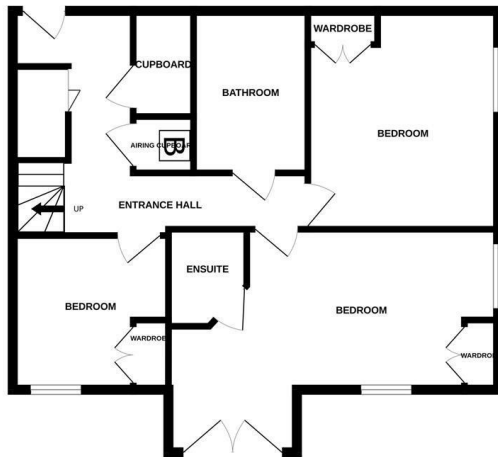
45 River Heights Wherry Road | | Norwich | NR1 1XR

Guide Price £290,000

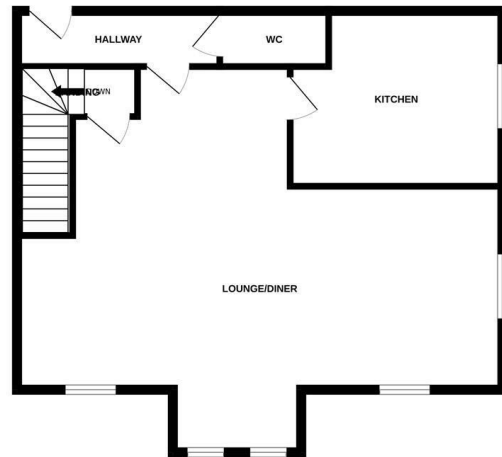
****GUIDE PRICE £290,000 TO £300,000 ** RARELY AVAILABLE LARGE DUPLEX APARTMENT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this INCREDIBLY SPACIOUS, THREE BEDROOM, DUPLEX APARTMENT situated on the third and top floor in the sought after Riverside location within walking distance to the City Centre. Accommodation comprising entrance hall, THREE BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. On the next level there is a large lounge/diner, kitchen and WC. Outside there is a PARKING SPACE ACCESSED VIA SECURE GATES. The apartment benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

River Heights is in the heart of the sought after Riverside development within a stone's throw of a good selection of restaurants, bars, shops to include supermarket, cinema and gym, within walking distance of Norwich railway station and the city centre itself.

Accommodation Comprises

Secure intercom entry with stairs and lift to fourth floor. Front door to:

Entrance Hall

Doors to three bedrooms, bathroom and stairs to next level.

Bedroom One 19'6" x 13'1"

Two double glazed windows, two radiators, built in wardrobe, Juliet balcony.

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

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

Bedroom Two 12'10" x 11'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'1" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'3" x 6'2"

Panelled bath with shower over, shower cubicle, low level WC, hand wash basin, radiator.

Kitchen 12'5" x 10'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window.

Lounge/Diner 29'0" x 22'10"

Five double glazed windows, three double glazed windows, door to

Hallway

Second entrance and door to WC

WC

Low level WC, hand wash basin.

Outside

Parking space accessed via secure gates.

Local Authority

Norwich City Council, Tax Band E.


Tenure

Leasehold - Term 125 years from 20 December 2002. Please note ground rent is £250 per annum and service/maintenance charges are £3383.30 per annum. For further information, please contact the office.

Utilities

Superfast fibre broadband available. Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band E

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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