



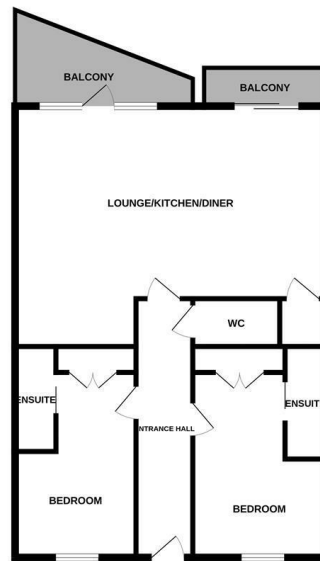
2 The Watering | | Norwich | NR3 3BF

£200,000

****GUIDE PRICE £200,000 - £210,000 STUNNING APARTMENT WITH LOVELY RIVER VIEWS**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT situated by the river in the highly sought after NR3 area of Norwich. Accommodation comprising secure intercom entry, private entrance hall, wc, open plan lounge/kitchen/diner with a BALCONY PROVIDING RIVER VIEWS and TWO BEDROOMS with both having EN-SUITE SHOWER ROOMS. Outside there is a SECURE OFF ROAD PARKING SPACE and communal gardens leading to riverside walks. The apartment benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms 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 intended and no guarantee is to their operation or efficiency can be given.
Made with Metropack CAD

Location

The Watering is within walking distance of lovely river walks and the City centre, located close by to many local amenities including schools, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/kitchen/diner, WC and two bedrooms

WC

Low level WC, hand wash basin.

Lounge/Kitchen/Diner 23'11" x 18'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, doors to two balconies, three electric radiators.

Bedroom One 16'3" x 10'3"

Double glazed window, electric radiator, built in wardrobe.

En-Suite 8'7" x 3'1"

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

Bedroom Two 15'1" x 9'2"

Double glazed window, electric radiator, built in wardrobe.

En-Suite 8'0" x 3'1"

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

Outside

One underground secure parking space and communal gardens.

Local Authority

Norwich City Council, Tax Band C.


Tenure

Leasehold - 125 years from 1 December 2009. Please note service/maintenance charges are £1793.33 per annum and ground rent is £150 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.