



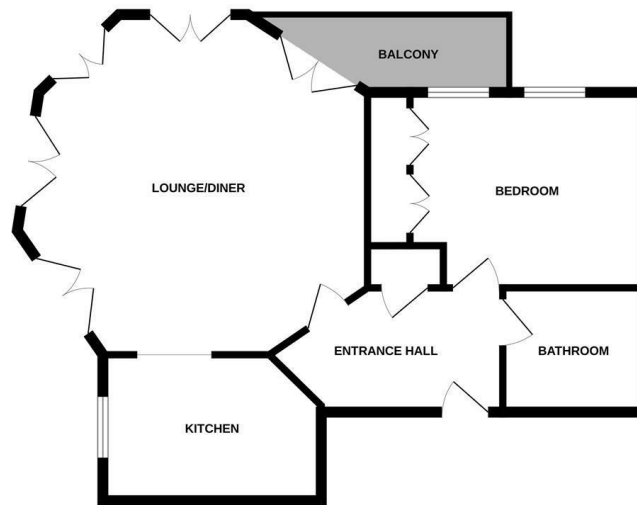
33 Sidestrand Wherry Road | | Norwich | NR1 1TB

Offers In Excess Of £180,000

****RARELY AVAILABLE LARGER THAN AVERAGE APARTMENT WITH GLORIOUS RIVER VIEWS**** Gilson Bailey are delighted to offer this **STUNNING, ONE BEDROOM, GROUND FLOOR APARTMENT** situated on the riverside development within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, light and airy lounge/diner, kitchen, bedroom and a **NEW MODERN BATHROOM**. Outside there is a **LOVELY OUTSIDE TERRACE** with river views and **ONE OFF ROAD PARKING SPACE**. The apartment benefits from double glazing, gas heating, **NO ONWARD CHAIN** and is in immaculate condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-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 operation or efficiency can be given. Made with Metaplan (05/04)

Location

Sidestrand 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 door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 19'3" x 19'2"

Five sets of French doors with one leading to the outside terrace, three radiators.

Kitchen 11'9" x 7'9"

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

Bedroom 13'10" x 10'6"

Two double glazed windows, radiator, built in wardrobes.

Bathroom 7'8" x 5'6"

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

Outside

Lovely river views and one undercover, secure off road parking space.

Local Authority

Norwich city Council, Tax Band C.

Tenure


Leasehold- Term from 16 August 2004 until 31 December 2129. Please note ground rent is £175 per annum and service/maintenance charges are £210 per month. 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		
(69-80) C	75	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.

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