

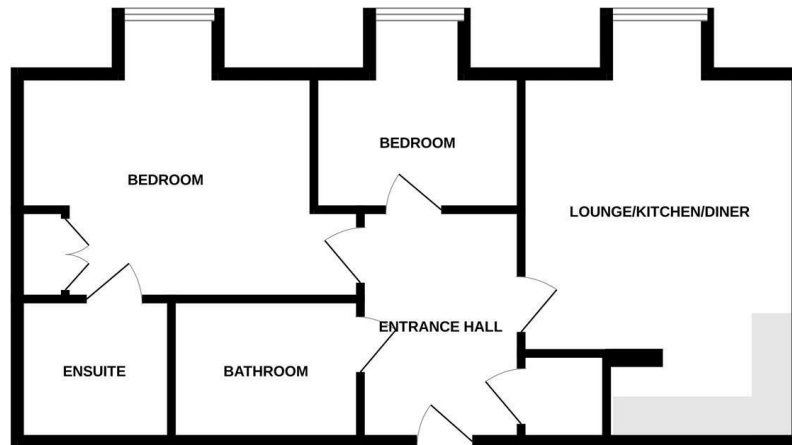


21 East Bank Wherry Road | Riverside | Norwich | NR1

Offers In Excess Of £150,000

****RIVER VIEWS AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this LARGER-THAN-AVERAGE, TWO BEDROOM, TOP FLOOR APARTMENT boasting STUNNING RIVER VIEWS in the riverside development to the south/east of Norwich. Accommodation comprising secure intercom entry, entrance hall, bathroom, open-plan lounge/kitchen/diner overlooking the river, TWO BEDROOMS with bedroom one having an en-suite shower room. The property benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





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 misstatement. 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

East Bank 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 to top floor. Front door to:

Entrance Hall

Doors to lounge, two bedrooms and bathroom.

Lounge/Kitchen/Diner 19'7" x 12'5"

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, two radiators.

Bedroom One 13'5" x 12'11"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'2" x 5'11"

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

Bedroom Two 9'4" x 8'9"

Double glazed window, radiator.

Bathroom 7'1" x 6'2"

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

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold – Term 125 years from 1 July 2003. Please note ground rent is £200 per annum and service/maintenance charge is £2429 per annum but includes water. For further information, please contact the office.

Utilities

Fibre to cabinet 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		
(55-68) D	63	63
(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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