



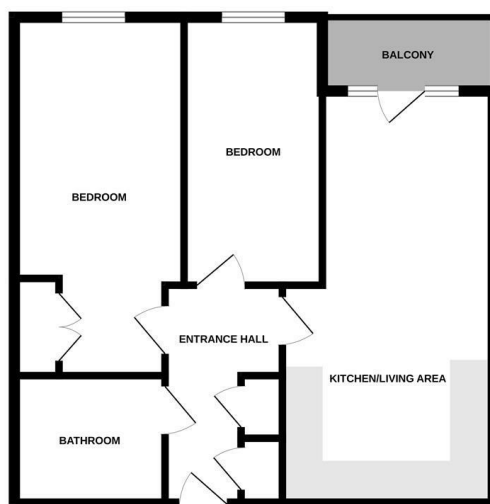
610 Richard Hawthorn House Geoffrey Watling Way I Norwich, NR1 1GG

Offers In Excess Of £215,000

****LUXURIOUS APARTMENT WITH A BALCONY AND VIEWS TOWARDS THE RIVER**** Gilson Bailey are delighted to offer this STUNNING, MODERN, TWO BEDROOM, SIXTH FLOOR APARTMENT situated next to the river by Norwich City Football Stadium and within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area, two bedrooms and a bathroom. Outside there are communal gardens in the centre of the development with access to river walks and residents bike store. The apartment benefits from electric heating, double glazing and is in excellent condition throughout. The property would make a fantastic first time purchase so be quick to book a viewing to appreciate the quality and location on offer.



SIXTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given.
Made with SketchUp 2020

Location

Richard Hawthorne House is located close by to Norwich train station, the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

Accommodation Comprises

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

Entrance Hall

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

Kitchen/Living Area 19'6" x 12'11"

Quality fitted wall and base units with worktops over, sink and drainer, fitted oven and hob, integrated fridge/freezer and dishwasher, radiator, door to balcony.

Bedroom One 18'8" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'10" x 7'2"

Double glazed window, radiator.

Bathroom 6'11" x 6'6"

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

Outside

Residents bike store and communal gardens with stairs and secure gate leading to the river.

There is an underground secure car park which the owners pay £85 per month for an allocated space.

Local Authority

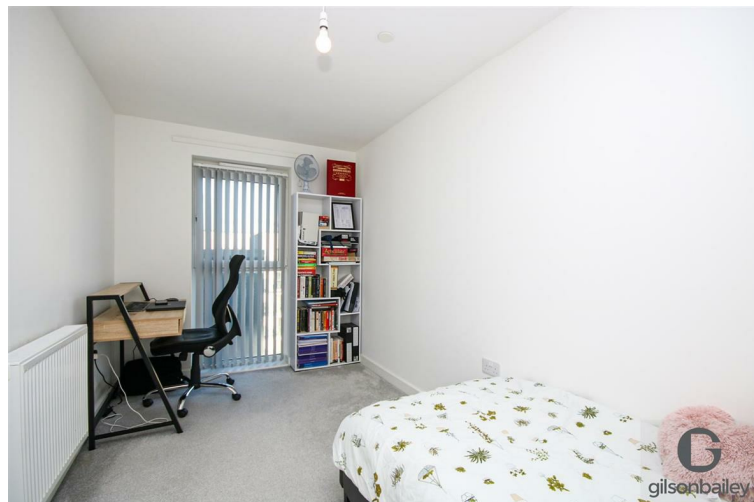
Norwich City Council, Tax Band C

Tenure


Leasehold – Term 150 years from and including 29 September 2019. Please note service/maintenance charges are £147 per month. 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) A		
(81-91) B	86	86
(69-80) C		
(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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