



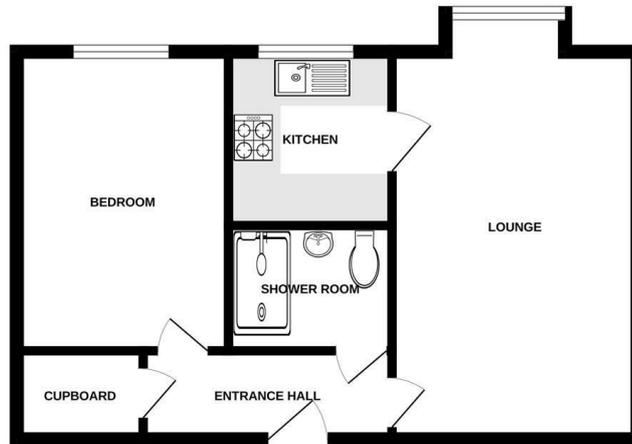
25 Cavendish House Recorder Road | | Norwich | NR1

Offers In Excess Of £100,000

****OVER 55'S THIRD FLOOR APARTMENT CLOSE TO NORWICH TRAIN STATION AND RIVERSIDE WALKS**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this ONE BEDROOM, SECOND FLOOR APARTMENT situated in the City Centre. Accommodation comprising communal entrance with intercom entry, private entrance hall, lounge/diner, kitchen, double bedroom and shower room. Outside there is visitors parking and well maintained communal gardens. The apartment benefits from double glazing and modern, updated electric heating along with the benefits of emergency pull cord, 24 hour care line and two residents communal suites.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 for any prospective purchase. The services, systems and appliances shown here are not shown to scale and are for general information only. Made with Metropack 12/2011

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/diner, bedroom, shower room and storage cupboard.

Lounge/Diner 20'9" x 10'4"

Double glazed window, electric radiator.

Kitchen 8'10" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, double glazed window.

Bedroom 12'5" x 8'5"

Double glazed window, electric radiator, built in wardrobe.

Shower Room 6'5" x 5'6"

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

Outside

Attractive communal gardens and visitors parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 125 years from 1 June 1985. Please note ground rent is £250 per annum and service/maintenance charges are £259.40 per month. For further information, please contact the office.

Utilities

Full 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	71	77
(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 A

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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