



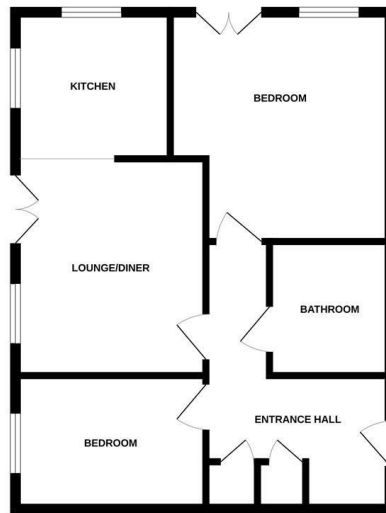
37 Sidestrand Wherry Road | Riverside | Norwich

Guide Price £175,000

****GUIDE PRICE £175,000 - £185,000 LIGHT AND AIRY RIVERSIDE APARTMENT WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT situated on the riverside development within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan lounge/kitchen/diner, TWO BEDROOMS and a bathroom. Outside there is ONE ALLOCATED PARKING SPACE. The apartment 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.



FIRST FLOOR



We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used to verify any prospective purchase. The layout, fixtures and fittings shown here are not intended and no guarantee is made with respect to their accuracy or efficiency. See the plan. Made with Metaphor 02/2017

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 stairs and lift to first floor.
Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms, bathroom and two cupboards.

Lounge/Kitchen/Diner 20'6" x 11'10"

Double glazed window to the front, double glazed Juliet balcony to the front, radiator, TV point, carpeted flooring, fitted wall & base units, work surfaces, stainless steel sink/ drainer, electric hob & oven, integrated washing machine & fridge/freezer, dishwasher, radiator, vinyl flooring.

Bedroom One 12'7" x 12'2"

Double glazed window to the side, double glazed Juliet balcony to the side, built in wardrobe, radiator.

Bedroom Two 9'8" x 7'4"

Double glazed window to the front, radiator.

Bathroom

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

Outside

One allocated secure parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold- Term from 23 July 2004 to 31 December 2129. Please note ground rent is £200 per annum and service/maintenance charges are £2810.43 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		
(69-80) C	79	81
(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 B

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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