

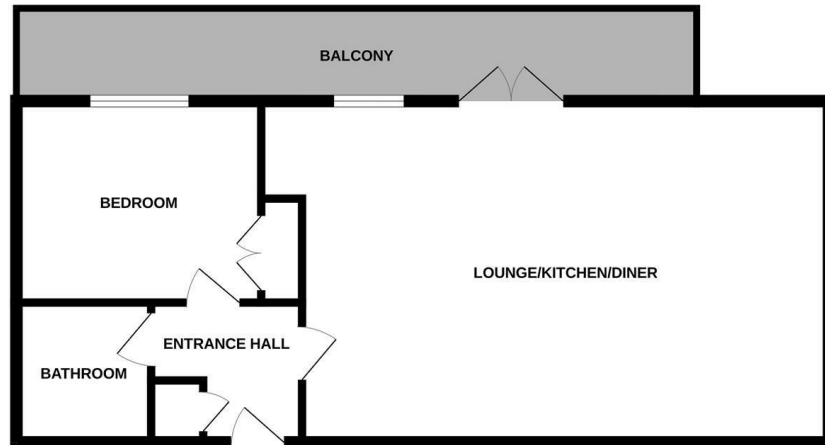


38 Wherry Road | | Norwich | NR1 1TB

£150,000

****LARGER THAN AVERAGE APARTMENT WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, ONE 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 with a glorious OUTSIDE TERRACE, ONE BEDROOM 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.



GROUND FLOOR

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 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 operability or efficiency can be given.
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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, bedroom and bathroom.

Lounge/Kitchen/Diner 24'10" x 16'1"**Bedroom 11'7" x 9'6"****Bathroom 7'0" x 6'2"****Outside**

One allocated secure parking space and outside terrace.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold- Term from 30 June 2004 to 31 December 2129. Please note ground rent and service/maintenance charges are payable. 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		
(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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