

156 Cavendish Court Recorder Road | | Norwich | NR1

£105,000

**** OVER 55'S RETIREMENT APARTMENT **** Offered with No Onward Chain and situated a short distance from the historic Cathedral City Centre of Norwich, Gilson Bailey are delighted to offer this beautiful, third floor, one bedroom apartment with accommodation comprising communal ground floor lobby with lift and stair access, entrance hall, lounge, kitchen, modernised shower room and double bedroom. The apartment is in good order throughout and benefits from electric heating. The development offers internal emergency pull-cords and links to a 24-hour helpline, in-house laundry, communal lounge, guest suite for visitors, landscaped communal gardens and residents parking on a first come, first served basis. Internal viewing is highly recommended.



Hallway

Door to storage cupboard and all rooms.

Shower Room

Low level WC, vanity wash basin, walk in shower cubicle, heated towel rail.

Bedroom 14'1" x 8'6"

Window to front, electric heater, fitted cupboards.

Lounge/ Dining Room 20'10" x 10'5"

Window to front, electric heater opening to Kitchen

Kitchen 8'7" x 6'6"

Window to front, fitted wall and base units with worktops over, oven and grill, space for white goods, single sink and drainer, cupboard.

Tenure

Leasehold

125 years from 01 June 1985

Service Charge £3000pa

Ground Rent £129.79 per 6 months

Local Authority

Norwich City Council - Tax Band A




Local Authority

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Tenure

Leasehold

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	

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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