

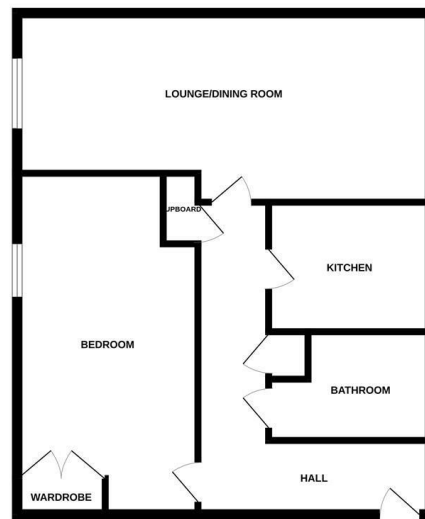
7 River Heights Wherry Road | | Norwich | NR1 1XR

Offers In Excess Of £145,000

**** RIVERSIDE APARTMENT WITH NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this LARGER THAN AVERAGE WELL PRESENTED, ONE BEDROOM, SECOND FLOOR APARTMENT located by the River Wensum within walking distance to the City Centre. Accommodation comprises, ENTRANCE HALL, LOUNGE, KITCHEN, BEDROOM and a BATHROOM. Outside there is one ALLOCATED PARKING SPACE. The apartment benefits from lift access, double glazing, 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 herein, measurements of rooms, buildings, plots and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual layout and appearance should have not been visited and no guarantee as to their accuracy or efficiency can be given.
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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, bathroom and kitchen.

Kitchen

Wall and base units, single sink, fitted oven and hob, integral fridge.

Lounge/Diner 23'3" x 10'9"

Window partial river view, radiator.

Bedroom 20'0" x 9'10"

Window partial river view, built in wardrobe and radiator.

Outside

Well maintained communal gardens. Private allocated parking space accessed via secure gates.

Local Authority

Norwich City Council - Tax Band C

Tenure

Leasehold

Term from 20 June 2002 until 31 December 2127.

Service Charge £2533pa


Ground Rent £175pa

Please note consent for pets is required

For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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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