

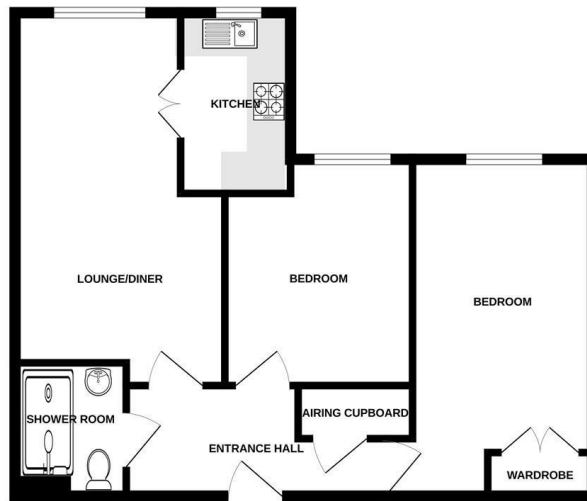


35 Riverway Court Recorder Road | | Norwich | NR1

Price Guide £130,000

GUIDE PRICE: £130,000 - £140,000 ****LOVELY RIVER VIEWS**** Gilson Bailey are delighted to offer this SPACIOUS, FIRST FLOOR, OVER 55's, TWO BEDROOM APARTMENT situated in the vibrant City Centre of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, modern shower room and TWO BEDROOMS. Outside there are beautifully maintained communal grounds with various seating areas offering pleasant views towards the river and communal parking behind secure, electric gates. The property benefits from double glazing throughout, electric heating and is in excellent condition throughout. Communal areas consist of lounge, laundry room and guest room, 24 hour care line, on-site manager and lift to all floors. Be quick to book a viewing to appreciate the location on offer.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of details, fixtures, fittings 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 purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metreplan 12000

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 first floor. Front door to:

Entrance Hall

Doors to lounge/diner, two bedroom and shower room.

Lounge/Diner 19'5" x 11'1"

Double glazed window, electric heater.

Kitchen 8'11" x 5'9"

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

Bedroom One 17'7" x 9'3"

Double glazed window, electric heater, built in wardrobe.

Bedroom Two 11'2" x 8'9"

Double glazed window, electric heater.

Shower Room 6'10" x 5'8"

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

Outside

Well maintained communal grounds and residents parking on a first come, first serve basis.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold - 125 years from 1 November 1997. Please note ground rent is £645.38 per annum and service/maintenance charges £4653.70 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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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