



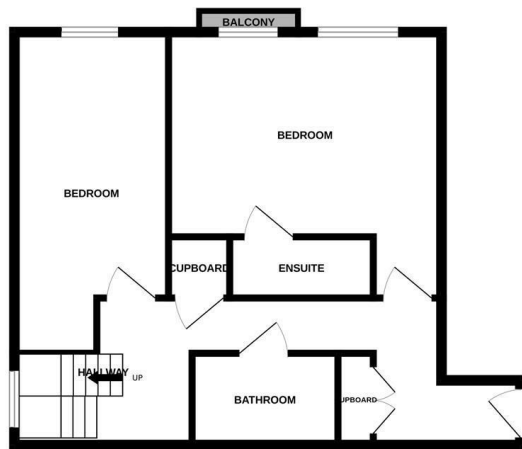
## The Cumberland 210b Thorpe Road | | Norwich | NR1

**Guide Price £240,000**

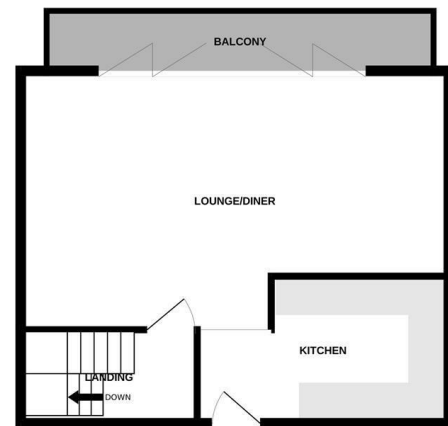
**\*\*GUIDE PRICE: £240,000 - £250,000 \*\*LUXURY PENTHOUSE APARTMENT WITH AMAZING VIEWS OVER WHITLINGHAM BROAD AND CAREY'S MEADOW\*\***  
 Gilson Bailey are delighted to offer this STUNNING, MODERN, TWO BEDROOM, DUPLEX APARTMENT situated in the sought after area of Thorpe Hamlet. Accommodation comprising secure intercom entry with staircase to second floor and private hallway. There are two double bedrooms (one with an en-suite shower room) and a modern bathroom with staircase leading up to a stunning open-plan living area with adjoining quality fitted kitchen and sliding doors out to a 7m balcony with glorious views. The duplex benefits from double glazing throughout, electric heating, NO ONWARD CHAIN, A LONG LEASE, is in immaculate decorative order and with the property being south-facing it has an extremely light and airy feel. Outside there are well-maintained communal grounds and an allocated off-road parking space.



1ST FLOOR



2ND 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

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

## Accommodation Comprises

Secure intercom entry to communal hallway with staircase to second floor. Door to:

### Entrance Hall

Doors to two bedrooms, bathroom and stairs to lounge/diner.

### Bedroom One 15'5" x 14'5"

Double glazed window to front aspect, Juliet balcony to front aspect, TV point, electric heater.

### En-Suite 7'8" x 3'3"

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

### Bedroom Two 18'6" x 8'7"

Double glazed window to front aspect, electric heater, TV point, wardrobe area.

### Bathroom 8'1" x 5'11"

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

### Lounge/Diner 24'5" x 14'1"

Sliding doors to balcony, large double glazed windows to rear, two electric heaters, TV point. Opening to:

## Kitchen 13'2" x 7'6"

Quality fitted wall and base units with worktops over, four-ring electric hob with extractor hood over and built-in oven, single sink and drainer, tiled splashbacks, built-in washing machine, fridge/freezer and dishwasher.

## Balcony

With amazing views over Whitlingham Broad and Carey's Meadow, space for table and chairs.

## Outside

One allocated parking space.

## Local Authority

Norwich City Council, Tax Band C.

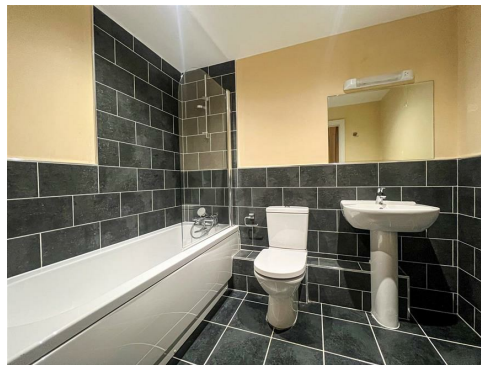
## Tenure

Leasehold – 999 years from and including 01 January 2012. Please note ground rent is £250 per annum and service/maintenance charges are £1130 per annum. For further information, please contact the office.


## Utilities

Gfast broadband available.  
Mains water and electric.





#### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>82</b> |
| (69-80) <b>C</b>                            | <b>69</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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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01603764444