



The Waterside, Hellesdon Norwich NR6 5QN

welcome to

The Waterside, Hellesdon Norwich

NO UPWARD CHAIN One of Hellesdon's best kept secrets is the desirable Waterside development. This two-bedroom top floor apartment is located within delightful communal gardens with seating areas and access to enjoy unrivalled river and countryside views. Viewing is essential!



Accommodation

Set within well-tended communal gardens in the desirable Waterside development in Hellesdon where residents have access to the river and have boating and fishing rights. We are delighted to offer for sale this two-bedroom top floor apartment with 990 years remaining of the lease length.

The property is within the catchment areas for primary and high schools and is approximately one mile from the heart of Set within well-tended communal gardens in the desirable Waterside development in Hellesdon where residents have access to the river and have boating and fishing rights. We are delighted to offer for sale this two-bedroom top floor apartment with 990 years remaining of the lease length. The property is within the catchment areas for primary and high schools and is approximately one mile from the heart of Hellesdon and all its amenities and facilities as well as Norwich International Airport with its Park and Ride service and Marriotts Way which is a bridal path, fantastic for long walks and cycling.

Internally, the accommodation comprises of shared communal entrance hall leading to the top floor where you will find its private entrance into the apartment, entrance hall, wc, bathroom, two bedrooms, kitchen, and living/dining room. Externally the property benefits from the communal gardens and access to the River Wensum, as well as an allocated parking space and leasehold garage. Must be viewed to fully understand the property and it's beautiful and unique location.

Private Entrance Hall

Leading to all rooms, understairs cupboard and further store cupboard.

Wc

Suite comprising wc and wash hand basin.

Open Plan Living/Dining Room

25' 8" Into recess x 11' 8" Max (7.82m Into recess x 3.56m Max)

Upvc double glazed window to front aspect, velux window to rear and two radiators.

Bathroom

Suite comprising bath with shower over, wash hand basin, radiator and wc.

Bedroom One

13' 3" Max x 11' 5" (4.04m Max x 3.48m)

Built in wardrobe, store cupboard, radiator, and upvc double glazed window to rear aspect.

Bedroom Two

9' 6" x 8' 7" (2.90m x 2.62m)

Velux window, radiator and door to eaves storage.

Kitchen

9' 9" Max x 6' 4" (2.97m Max x 1.93m)

Wall and base units with work surfaces over, single bowl stainless steel sink and drainer, gas hob, oven and cooker hood, space for fridge freezer, plumbing for washing machine, radiator, tiled splash backs and velux window.

Agent Note

This property is subject to an annual service charge of £1784.00 between period 01/04/24 - 31/03/25 for the upkeep of the communal areas within this development. The ground rent is a peppercorn rent for example nil. We also understand the lease for this flat was extended in 2016. Further details can be obtained from the vendor's solicitor at time of purchase.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Waterside, Hellesdon Norwich

- Stunning Location Set In Communal Gardens
- Two Bedrooms
- Top Floor Flat
- Opening Plan Living/Dining Room
- Boating And Fishing Rights

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000

directions to this property:

Follow the Reepham road south to the roundabout taking the third exit onto Middletons Lane, cross the Drayton High Road onto Hospital Lane which will lead onto Low Road. The Waterside development is the first right hand turn off Low road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102441 - 0006

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