

165 Cavendish Court

Recorder Road, Norwich, Norfolk, NR1 1HX



PRICE: £90,000

Lease: 150 years from 2018

Property Description:

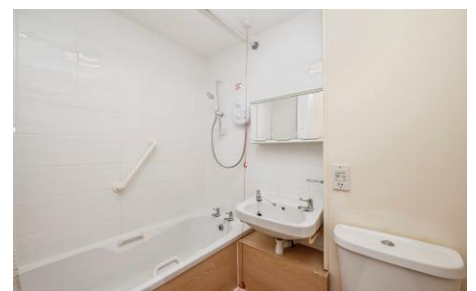
A ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT.

Cavendish Court was constructed by Retirement Appreciation Limited and comprises 70 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

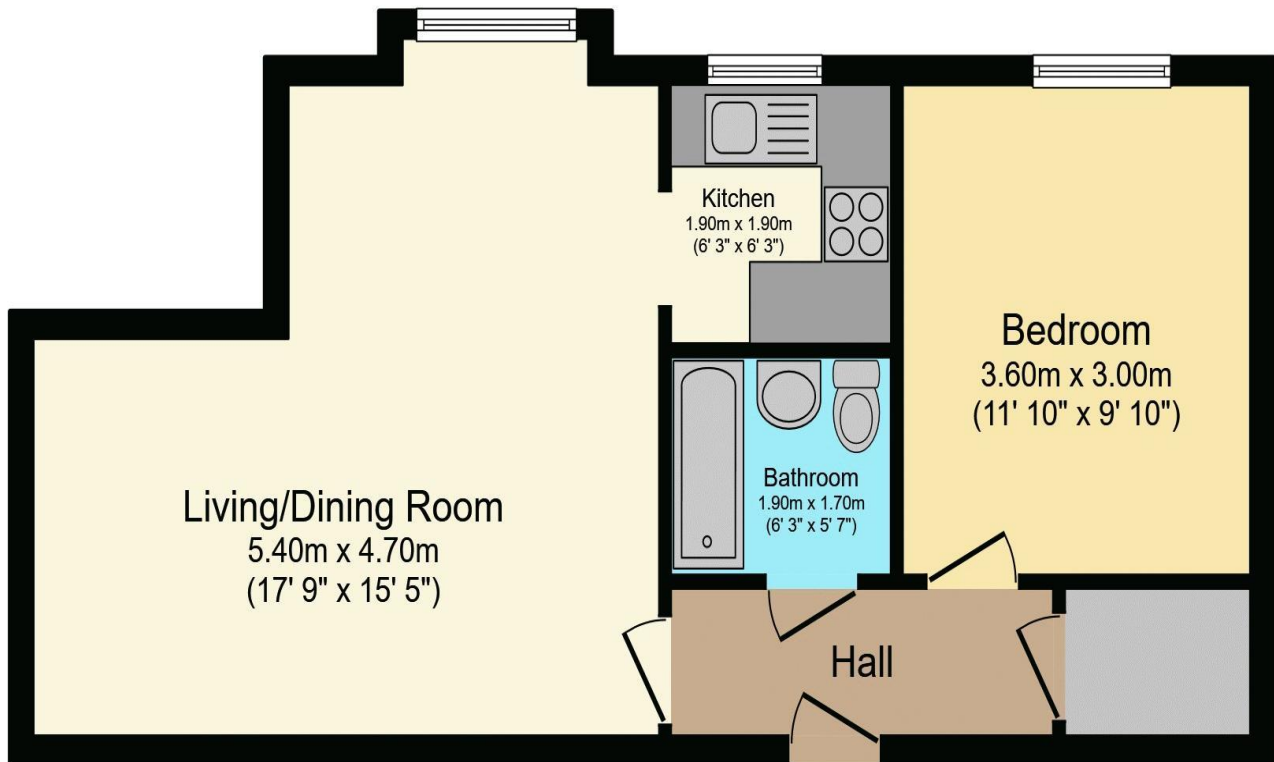
Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Development Manager
Minimum Age 55

2 Guest Suites
Lift to all floors

Lease: 150 years from 2018



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 46.7 sq.m. (502 sq.ft.) approx

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).
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Score	Energy rating	Current	Potential	For Financial Year Ending:
92+	A			31/12/25
81-91	B			Annual Ground Rent:
69-80	C	76 C	80 C	£335.61
55-68	D			Ground Rent Period Review:
39-54	E			2028
21-38	F			Annual Service Charge:
1-20	G			£2857.81
				Council Tax Band:
				A
				Event Fees:
				NIL Transfer
				NIL Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.