



East Bank, Wherry Road, Norwich, NR1 1TS

welcome to

East Bank Wherry Road, Norwich

This well presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR1 postcode just to the south-east of Norwich city centre and would make a fantastic first time buy or investment purchase. ****VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS EXCEPTIONAL APARTMENT!!!****



Secure Phone Entry System

Stairs to the first floor.

Entrance Hall

Carpeted flooring, airing cupboard, two storage cupboards and radiator.

Lounge/Kitchen/Diner

22' 6" x 12' 5" (6.86m x 3.78m)

Double glazed French doors to the balcony, wall & base units with work surfaces over, electric oven, electric hob, extractor fan, integrated washing machine; dishwasher & fridge/freezer, laminated flooring in the kitchen area, carpeted flooring in the lounge/diner, TV point and radiator.

Bedroom 1

15' 11" + recess x 10' 6" (4.85m + recess x 3.20m)

Double glazed window to the rear aspect with river views, carpeted flooring and wardrobe.

Ensuite

W/C, wash hand basin, radiator, shower cubicle, extractor fan and vinyl flooring.

Bedroom 2

11' 10" x 8' 9" (3.61m x 2.67m)

Double glazed window to the rear aspect, river views, carpeted flooring and TV point.

Bathroom

Extractor fan, wash hand basin, W/C, radiator, vinyl flooring and bath with shower over.

Exterior

Outside there is a communal garden and secure gated allocated parking. The balcony off the lounge/kitchen/diner is fully paved and has stunning views over the river.

Agents Note

The furniture and furnishings presently in the apartment are available to the purchaser for a purely nominal cost, subject to separate treaty.

New double glazing units fitted as part of a block-wide maintenance project completed by the Managing Agents last year.



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welcome to

East Bank Wherry Road, Norwich

- *NO ONWARD CHAIN!*
- Secure allocated parking
- Balcony with fantastic river views
- Perfect first time buy or investment purchase
- Walking distance to the city centre and train station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140957 - 0005

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