



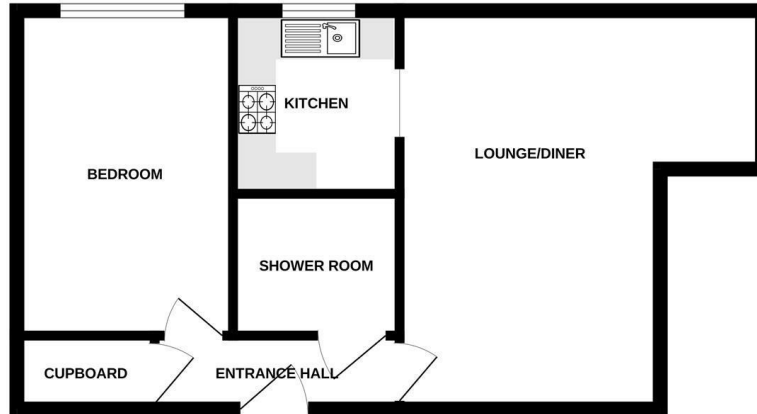
139 Cavendish Court | Recorder Road | Norwich | NR1

£100,000

Gilson Bailey are delighted to offer this well-presented second-floor apartment for the over 55s, perfectly positioned within easy reach of Norwich city centre. Designed for comfortable, low-maintenance living, the accommodation comprises an inviting entrance hall, a spacious double bedroom with fitted wardrobes, a modern shower room, and a bright open-plan lounge and dining area flowing seamlessly into the fitted kitchen, creating a welcoming and sociable living space. The property further benefits from newly fitted carpets, double glazing, electric heating, and tasteful décor throughout. Residents also have access to an excellent range of communal facilities, including a residents' lounge, laundry room with washing machines and tumble dryers, guest accommodation for visiting family and friends, beautifully maintained communal gardens, and residents' off-road parking. Ideally located just a short distance from Norwich railway station, the popular Riverside development, and the historic city centre with its superb selection of shops, cafés, restaurants, and theatre, this is a fantastic opportunity to enjoy secure, independent retirement living in a highly convenient location. Early viewing is highly recommended.



SECOND 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 a guide only 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

Accommodation Comprises:

Communal entrance with staircase and lift to the second floor. Front door to:

Entrance Hall

With doors to all rooms and storage cupboard.

Lounge/Diner 15'5" x 13'5"

Double glazed window to front, heater, t.v. point, opening to:

Kitchen 6'7" x 6'6"

Double glazed window to front, fitted wall and base units with work tops over, single sink and drainer, tiled splash backs, cooker with hob, space for fridge/freezer.

Bedroom 11'9" x 8'7"

Double glazed window to front, fitted wardrobes, heater.

Shower Room

Low level WC., vanity wash basin, shower cubicle, tiled splash backs.

Outside

Communal garden areas and residents off-road parking on a first come, first serve basis.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term 125 years from 1 June 1985

Service Charge £3000 per annum

Ground Rent £250 per annum

Utilities

Fibre to the property.

Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued..



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	84
(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 A

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