



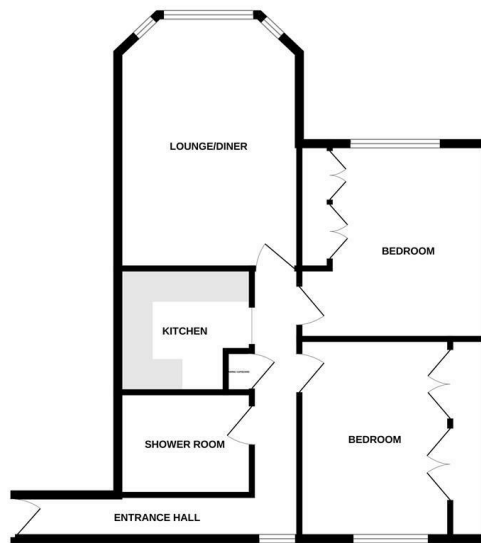
**Yare Court 22A Yarmouth Road | | Norwich | NR7 0EF**

**£200,000**

**\*\*STUNNING RIVER VIEWS\*\*** Gilson Bailey are delighted to offer this well-presented two-bedroom top third-floor apartment, enviably positioned alongside the river in the highly sought-after suburb of Thorpe St Andrew. Enjoying beautiful river views and a peaceful setting, this attractive home offers bright and spacious accommodation comprising secure intercom entry, a lift to all floors, a private entrance hall, a generous lounge/dining room with stunning waterside outlooks, a well-appointed kitchen, two bedrooms, and a modern shower room. The property further benefits from an secure allocated off-road parking space, double glazing, and electric heating, while being offered to the market with the added advantage of no onward chain and residents mooring. Perfectly suited to first-time buyers, downsizers, or those seeking a low-maintenance lifestyle in a desirable riverside location, this fantastic apartment presents a wonderful opportunity to enjoy scenic surroundings with excellent local amenities and transport links close by. Early viewing is highly recommended.



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, wall thickness, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee, as to their operation or condition can be given.  
Made with Metropix (2020)

### Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

### Accommodation Comprises

Secure intercom entry with stairs and lift to third floor.

### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and shower room.

### Lounge/Diner 17'5" x 11'9"

Double glazed windows, electric heater.

### Kitchen 8'4" x 7'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, washing machine, dishwasher and roof skylight.

### Bedroom One 12'9" x 12'2"

Double glazed window, electric heater, built in wardrobes.

### Bedroom Two 12'11" x 10'2"

Double glazed window, electric heater, built in wardrobes.

### Shower Room 8'0" x 6'2"

Shower cubicle, low level WC, hand wash basin, roof skylight.

### Outside

One off road secure parking space.  
Moorings available.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Leasehold- Term 999 years from 1 January 1976.  
Please note ground rent is £20 per annum and service/maintenance charges are £1388 per annum.  
For further information, please contact the office.


### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band B

**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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