



Riverway Court, Recorder Road - NR1 1BP



Riverway Court

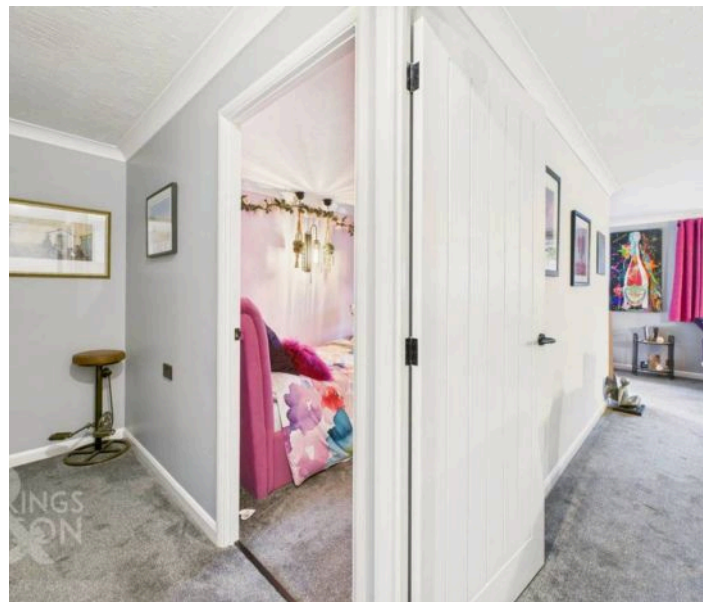
Norwich

Set within walking distance to the city centre, behind SECURE TELECOM GATED ENTRY, this GROUND FLOOR APARTMENT boasts a spacious feeling UPDATED and IMPROVED interior. Additionally, this over 55's development offers a wealth of perks including non allocated GATED PARKING, a GUEST SUITE, COMMUNAL GARDENS, a 24 HOUR ALARM SYSTEM, a COMMUNAL LOUNGE and GARDENS. The accommodation includes a HALLWAY ENTRANCE with doors opening to TWO DOUBLE BEDROOMS, serviced a refitted modern three piece SHOWER ROOM. The heart of the home is the 17' DUAL ASPECT open plan SITTING and DINING ROOM, with a FRENCH DOOR leading to the covered and private COURTYARD GARDEN. Additionally, the high specification KITCHEN has been refitted and including INTEGRATED APPLIANCES.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Ground Floor Apartment
- Over 55's Development
- Guest Suite, Communal Lounge & Laundry Room
- 17' Dual Aspect Sitting/ Dining Room
- Two Double Bedrooms
- Gated Non Allocated Parking
- Private & Communal Gardens
- Telecom Secure Gated Entry

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

Entering through the secure, gated main entrance, a walkway to the right leads to the private and self contained entrance of the property, whilst access can also be found to the guest suite, communal lounge and laundry room.



THE GRAND TOUR

Stepping inside, the spacious entrance hall features carpeted flooring underfoot and useful integrated storage, perfect for coats and shoes. Doors lead to all the accommodation, starting with two well proportioned double bedrooms. Both rooms have been tastefully redecorated with fresh carpets and modern electric panel heaters, the main bedroom further benefits from an integrated wardrobe. Both bedrooms feature uPVC double glazed windows enjoying a tranquil rear facing aspect overlooking the river. Further down the hall, you will find the refitted three piece shower room. This modern space includes a double walk in shower with a glass splashback, vanity storage below the sink, a wall mounted electric heated towel rail, and a deceptively large integrated storage cupboard. The heart of the home is the impressive 17' dual aspect sitting and dining room. With continued carpeted flooring, this light and bright space allows for a variety of soft furnishing layouts and formal dining, with a uPVC double glazed French door opening to a private outdoor area. This flows seamlessly into the high specification refitted kitchen, which offers a comprehensive range of wall and base units. Integrated appliances include a fridge, freezer, washer/dryer, and a 'Neff' oven with an inset electric hob and extractor. Tiled flooring runs underfoot here for ease of maintenance.

FIND US

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What3Words : ///swept.losses.onions

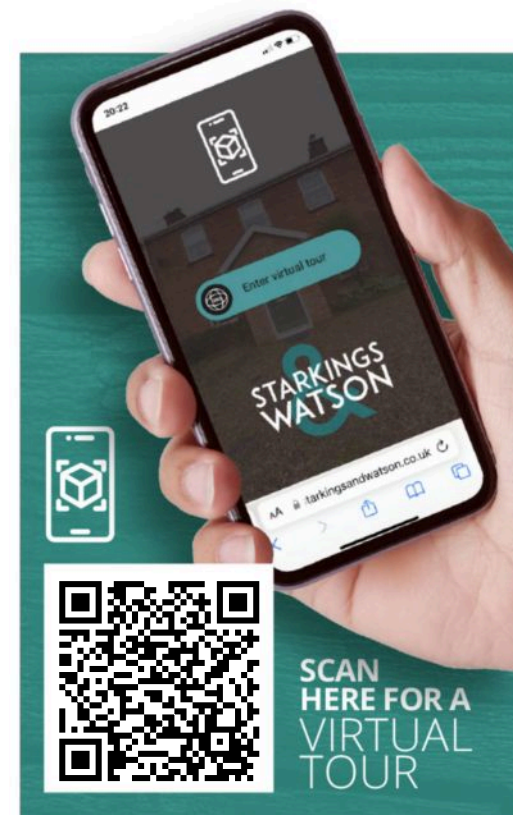
VIRTUAL TOUR

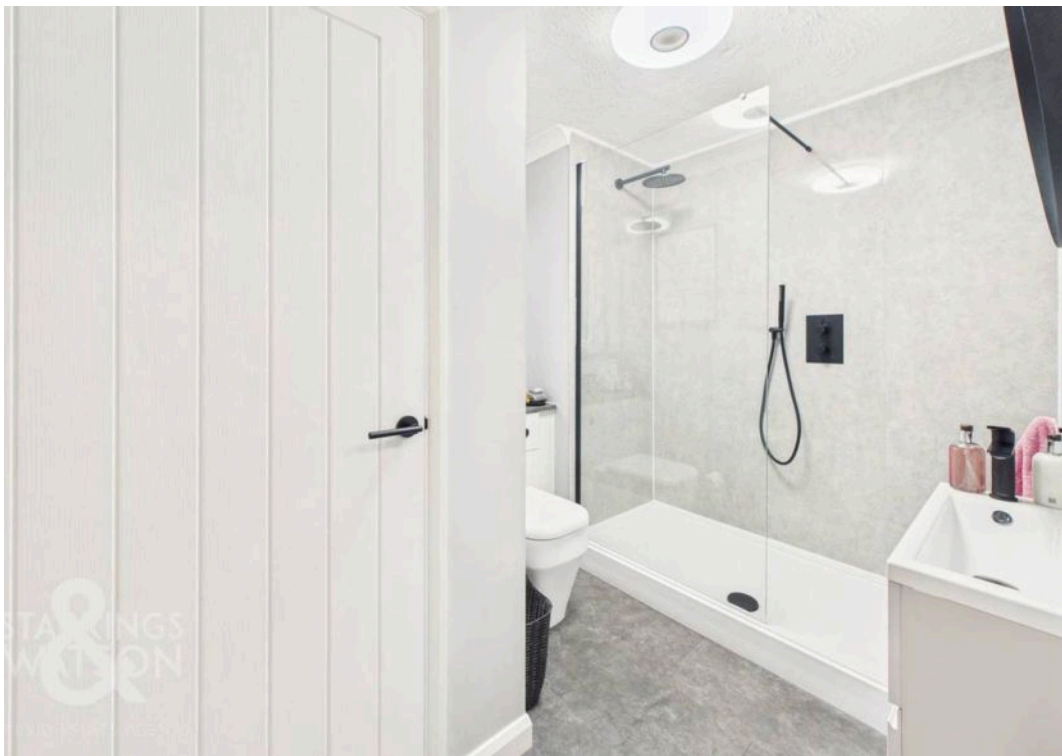
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Furniture Can be included subject to separate negotiation.

The property is offered on a leasehold basis with 96 years remaining. A service charge in the region of £4,380 and a ground rent of £644 is paid annually.



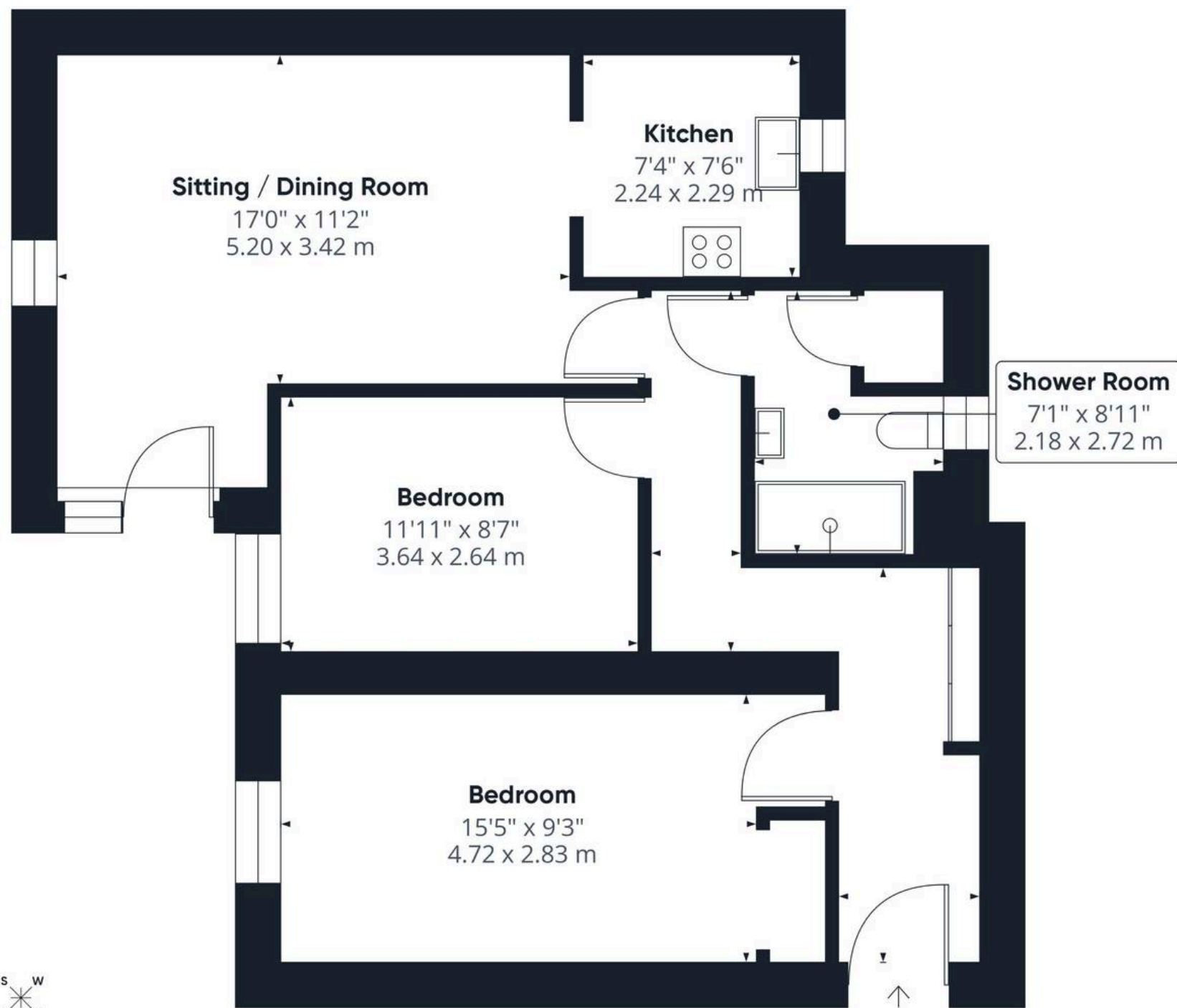




THE GREAT OUTDOORS

Stepping outside, the private courtyard garden is partially covered and has been designed with a low maintenance in mind. The space initially offers a flagstone patio, perfect for outdoor furniture to enjoy the summer months, leading onto a shingle garden accented by surrounding potted plants, shrubs, and established plantings. From here, convenient access is provided to the larger communal gardens.





Approximate total area⁽¹⁾

713 ft²
66.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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