



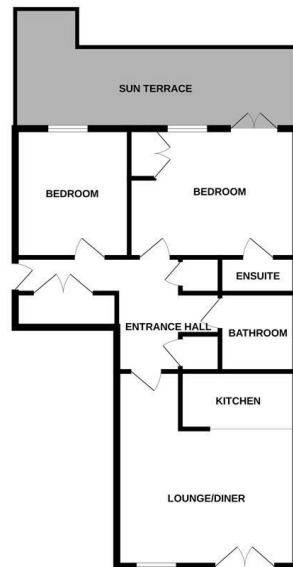
14 East Bank Wherry Road | | Norwich | NR1 1TS

£170,000

GUIDE PRICE: £170,000 - £180,000 ****RIVERSIDE APARTMENT WITH RIVER VIEWS AND A SUN TERRACE**** Gilson Bailey are delighted to offer this spacious and well-appointed two-bedroom first-floor apartment, ideally situated within the highly sought-after Riverside development and just a short stroll from Norwich City Centre. Offering generous accommodation throughout, this attractive home features secure intercom entry, a welcoming entrance hall, a bright and spacious lounge/diner, a well-equipped kitchen, a modern bathroom and two comfortable bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room and direct access to a delightful sun terrace, providing the perfect spot to relax and unwind. Outside, the property further benefits from an allocated parking space within a secure gated car park. With double glazing, electric heating and the significant advantage of being offered with no onward chain, this fantastic apartment presents an excellent opportunity for first-time buyers, professionals or buy-to-let investors seeking a low-maintenance home in one of Norwich's most convenient and desirable locations. Early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 for any prospective purchaser. The layout, fixtures and fittings shown here are not intended and no guarantee as to their availability or efficiency can be given. Made with Metaphor 12/2018

Location

East Bank is in the heart of the sought after Riverside development within a stone's throw of a good selection of restaurants, bars, shops to include supermarket, cinema and gym, within walking distance of Norwich railway station and the city centre itself.

Accommodation Comprises

Secure intercom entry with stairs to first floor.

Entrance Hall

Doors to lounge/diner, two bedrooms, bathroom and cupboards.

Lounge/Diner 16'3" x 14'11"

Double glazed window, Juliet balcony, electric heater.

Kitchen 9'8" x 4'9"

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

Bedroom One 13'11" x 10'9"

Double glazed window, doors to sun terrace, electric radiator, built in wardrobe.

En-Suite

Shower cubicle, low level WC, hand wash basin.

Bedroom Two 10'9" x 9'6"

Double glazed window, electric radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin.

Outside

One off road parking space via secure gated car park.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold – Term 125 years from 23 June 2003. Please note ground rent is £200 per annum and service/maintenance charge is £2414 per annum. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
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	74	76
(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 C

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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