



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



123 Cavendish Court, Norwich, Norfolk, NR1 1HX

This well-presented one-bedroom upper floor apartment, exclusively for the over-55s, is located within Cavendish Court and is offered with no onward chain, making it an ideal retirement home.

Situated in the heart of Norwich along the picturesque River Yare, the property enjoys a highly convenient location within easy reach of a wide range of local amenities. Residents benefit from access to open green spaces, an excellent selection of shops and restaurants, traditional public houses, vibrant nightlife, and a city rich in archaeological and historical charm.

Set back from the road, the apartment is approached via well-maintained communal grounds. Resident's parking is available on a first come first served basis. A welcoming shared foyer provides access to the building's communal sitting room, laundry facilities and guest suite for visitors.

Internally, the apartment has recently been refurbished and is ready to move straight into. The accommodation comprises an entrance hallway with built-in storage, a modern shower room, a comfortable double bedroom, and a spacious lounge/diner that flows into an adjoining kitchen.

Further enhancing its appeal, the property is ideally located close to the city's football stadium, Riverside Retail Park, offering a cinema, supermarket, shops and restaurants, and the train station, providing excellent transport links to the Norfolk coastline and London Liverpool Street.



Upper Floor Flat



Apartment / Studio



Modern



1 Bathroom



1 Reception



1 Bedrooms



Tax Band A



Resident's
Parking

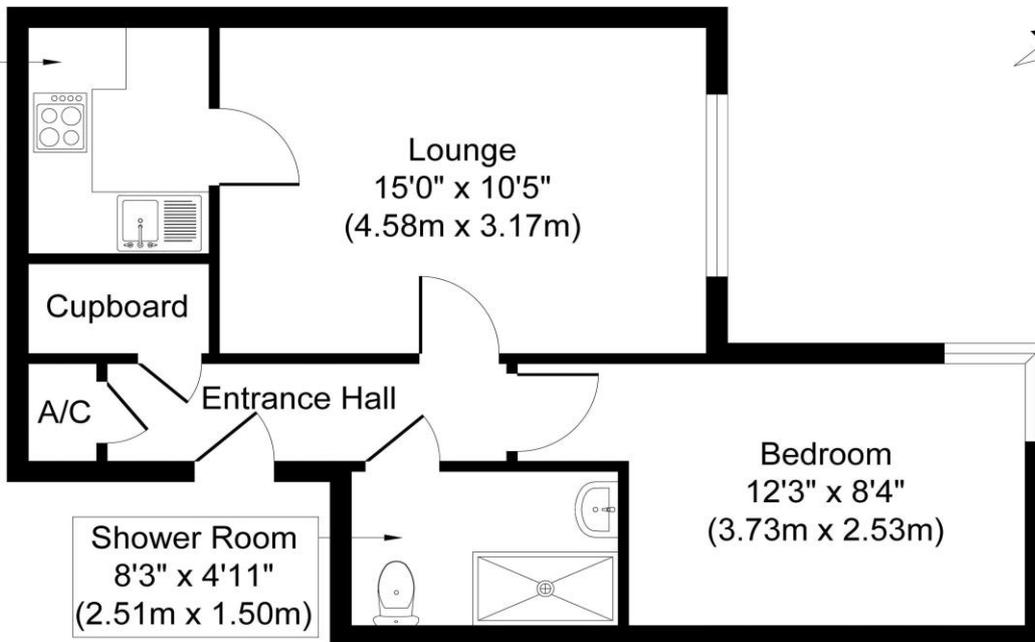


No
Garage





Kitchen
7'3" x 5'7"
(2.20m x 1.70m)



Approximate Floor Area
430 sq. ft
(39.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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