34 Cavendish House I I Norwich I NR1 1BW

£180,000

RECENTLY REFURBISHED OVER 55'S RETIREMENT APARTMENT CLOSE TO NORWICH TRAIN STATION AND RIVERSIDE WALKSCAN BE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to present this well-maintained two-bedroom second floor apartment, ideally positioned in the heart of Norwich City Centre, within a peaceful setting. The property enjoys a welcoming entrance hall, a light and airy lounge/diner with attractive woodland views, a stylish refurbished kitchen, two bedrooms, and a modern shower room. Residents benefit from a communal entrance with both lift and stair access, well-tended gardens, and first-come, first-served parking. Additional features include a recently extended lease, new window blinds and carpet, double glazing, electric heating, emergency pull cords, 24-hour care line support, communal laundry facilities, residents' lounges and guest suites. Perfect for those seeking convenience, comfort, and peace of mind, this apartment offers an excellent opportunity close to all city amenities—early viewing is highly recommended.

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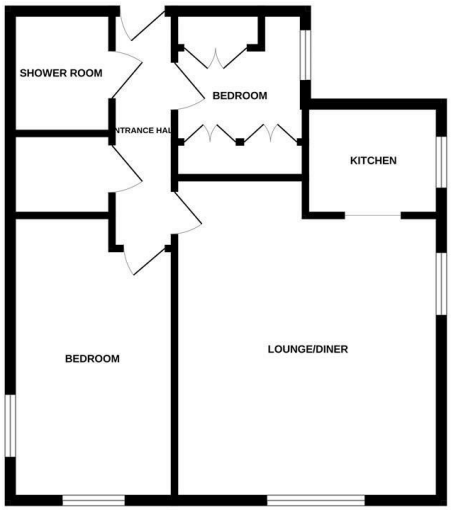

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Secure intercom entry, communal entrance with stair and lift access. Front door to:

Entrance Hall
Doors to lounge/diner, two bedrooms, bathroom and large airing cupboard.

Lounge/Diner 17'5" x 14'1"
Two double glazed windows, electric heater.

Kitchen 7'2" x 5'10"
Fitted wall and base units with worktops over, sink and drainer, newly fitted oven and hob with extractor over, fridge, double glazed window, Karndean flooring, tiled walls.

Bedroom One 13'11" x 8'8"
Two double glazed windows, electric heater.

Bedroom Two 8'9" x 6'8"
Double glazed window.

Shower Room 6'5" x 5'6"
New shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan, Karndean flooring.

Outside
Well maintained communal gardens backing onto woodland and a residents car park on a first come first serve basis.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold – Term 215 years from 1 June 1985. Please note ground rent is peppercorn and service charge is £3345.58 per. For further information, please contact the office.

Utilities
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.

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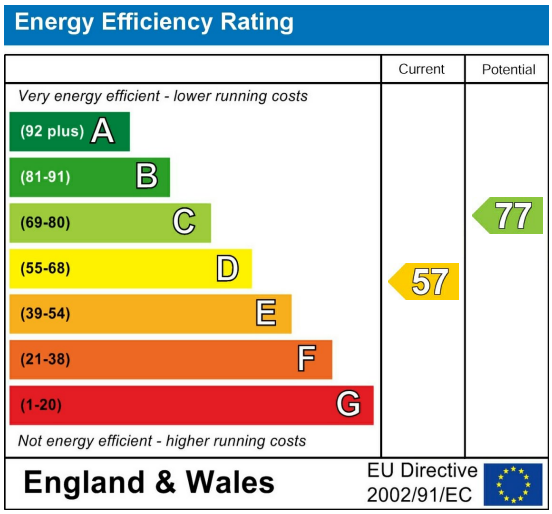

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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