







9 Sidestrand, Wherry Road I I Norwich I NR1 1TB

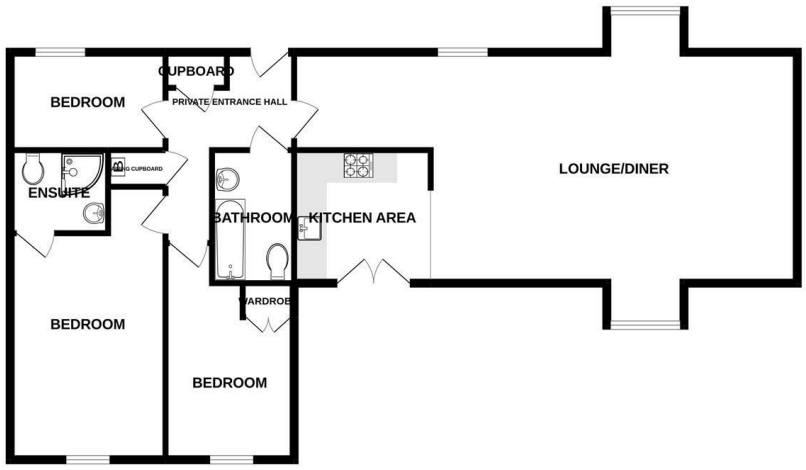
Price Guide £200,000

GUIDE PRICE: £200,000 - £210,000 **SPACIOUS THREE BEDROOM APARTMENT WITH SECURE PARKING AND NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SECOND FLOOR floor apartment located in the popular Riverside development within walking distance to the City Centre. Accommodation comprising ENTRANCE HALL, LARGE LOUNGE/DINER with KITCHEN AREA, BATHROOM and THREE BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a SECURE ALLOCATED PARKING SPACE. The apartment benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The property would suit a wide array of buyer so be quick to book a viewing to appreciate the size and location on offer.

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SECOND FLOOR



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
Sidestrand 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 and stairs to second floor. Front door to:

Entrance Hall
Doors to lounge/diner, three bedrooms and bathroom.

Lounge/Kitchen/Diner 33'5" x 15'4"
Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer, washing machine and dishwasher, Juliet balcony, three double glazed windows, two radiators.

Bedroom One 18'3" x 10'3"
Double glazed window, radiator, built in wardrobe.

En-Suite 6'5" x 5'5"
Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Two 14'8" x 8'7"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'3" x 6'4"
Double glazed window, radiator.

Bathroom 8'4" x 5'4"
Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside
One secure allocated parking space.

Leasehold Information
Tenure – Leasehold – Term 125 years from 9 December 2003. Please note ground rent is £125 every 6 months and service/maintenance charges are £2927.97 per annum. For further information, please contact the office.

Local Authority
Norwich City Council - Tax Band D

Utilities
Fibre to the property.
Mains gas, 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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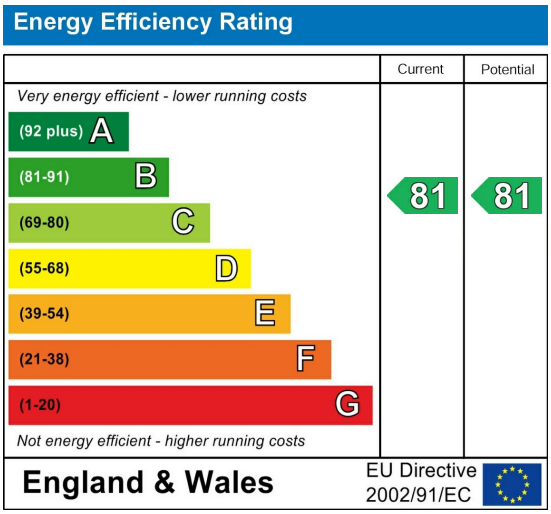












Local Authority

Norwich City Council, Tax Band D

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.