







25 Sidestrand Wherry Road I I Norwich I NR1 1TB

Offers In Excess Of £165,000

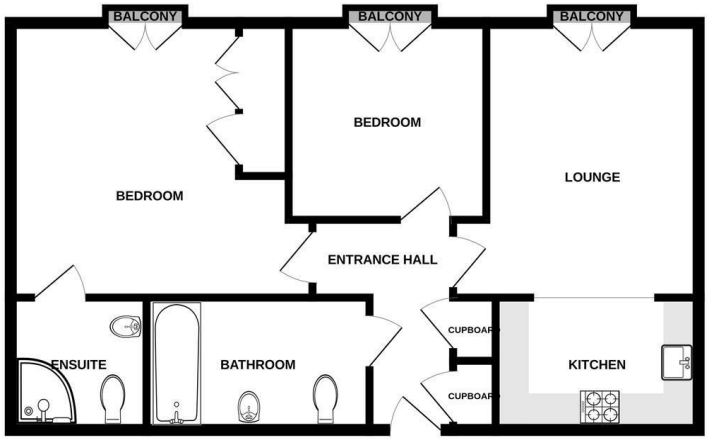
RIVER VIEWS AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this attractive and spacious, two bedroom second floor apartment, superbly positioned alongside the River Wensum on the edge of Norwich City Centre, enjoying lovely river views and offered with the significant advantage of no onward chain. Providing comfortable and well-proportioned accommodation in a highly convenient location, the property is accessed via secure intercom entry and comprises a welcoming entrance hall, generous lounge, fitted kitchen, two good-sized bedrooms and a family bathroom, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, the apartment benefits from the considerable advantage of one allocated off-road parking space, a particularly valuable feature for a property so close to the City Centre. Further benefits include double glazing, gas heating and attractive views towards the River Wensum. Combining two bedrooms, two bath/shower rooms, private parking and a desirable riverside setting within easy reach of Norwich City Centre, this appealing chain-free apartment would make a fantastic first-time purchase, so be quick to book a viewing.

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SECOND FLOOR



NR1 1TB

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 with stairs to second floor. Front door to:

Entrance Hall
Doors to lounge, two bedrooms, bathroom and two cupboards.

Lounge 13'6" x 10'7"

Kitchen 9'6" x 6'1"

Bedroom One 14'10" x 13'6"

En-Suite 6'1" x 5'4"

Bedroom Two 9'8" x 8'7"

Bathroom 8'10" x 6'1"

Outside
One secure off road parking space.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold
Term: from 13 April 2004 to 31 December 2129
Service Charge: £197.85 per month
Ground Rent: £200 per annum

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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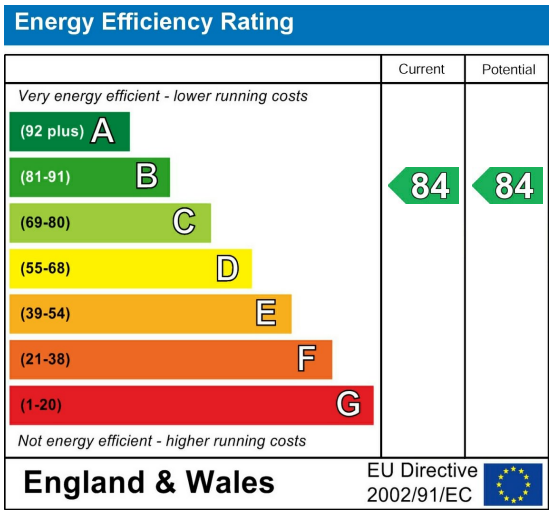












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Leasehold

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.