







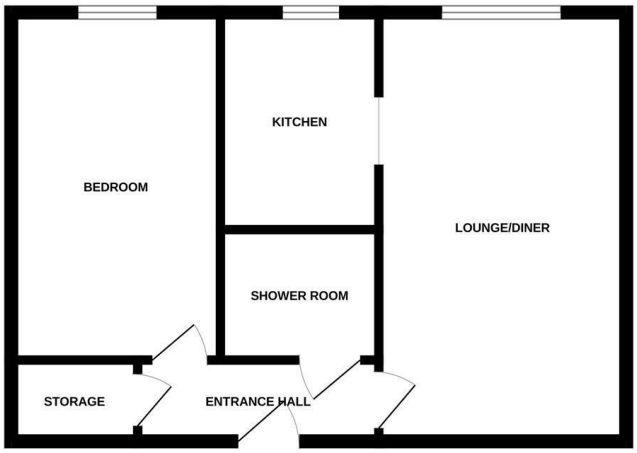
11 Cavendish House Recorder Road I I Norwich I NR1 1RW

Offers In The Region Of £95,000

** MUST VIEW OVER 55'S FIRST FLOOR APARTMENT CLOSE TO NORWICH TRAIN STATION AND RIVERSIDE WALKS** Gilson Bailey are delighted to offer with no onward chain this well-presented one-bedroom first floor apartment, ideally located in the heart of the City Centre, offering convenient and secure living. Accommodation comprises a communal entrance with intercom access, A LIFT TO FIRST FLOOR leading to a private entrance hall, a bright and comfortable lounge/diner, a modern fitted kitchen, a generous double bedroom and a stylish shower room. Externally, residents can enjoy WELL MAINTAINED COMMUNAL GARDENS and the added benefit of visitors parking. The flat BOASTS AN IMPRESSIVE B RATED EPC Further features include double glazing, modern electric heating, an emergency pull-cord system, a 24-hour care line, house manager and access to two residents' communal lounges, providing both peace of mind and a welcoming community atmosphere, as well as a guest suite. A superb opportunity for those seeking comfort, security and central living—early viewing is highly recommended.

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FIRST 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
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 with stairs and lift to first floor.

Entrance Hall
Doors to lounge/diner, bedroom and shower room.

Lounge/Diner 18'0" x 10'4"
Double glazed window, electric heater.

Kitchen 9'0" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, double glazed window.

Bedroom 14'7" x 8'5"
Double glazed window, electric heater, fitted wardrobes.

Shower Room 6'6" x 5'6"
Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside
Attractive communal gardens and visitors parking.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold - Term 125 years from 1 June 1985. Please note ground rent is £259.58 per annum and service/maintenance charges are £3345.58 per annum. For further information, please contact the office.

Utilities
Fibre to the property.
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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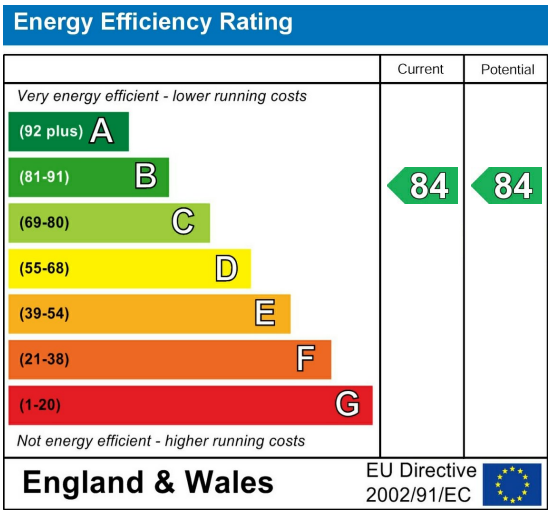












Local Authority

Norwich City Council, Tax Band A

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.