



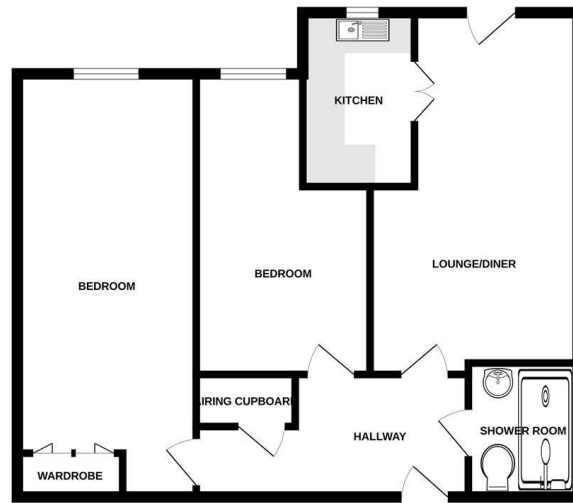
2 Riverway Court 4 Recorder Road | | Norwich | NR1

Guide Price £85,000

GUIDE PRICE: £85,000 - £90,000 Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this SPACIOUS, GROUND FLOOR, OVER 55's, TWO BEDROOM APARTMENT situated in the vibrant City Centre of Norwich. Accommodation comprising entrance hall, lounge/diner with door leading to a patio area, kitchen, modern shower room and TWO BEDROOMS. Outside there are well beautifully maintained communal grounds with various seating areas offering pleasant views towards the river and communal parking behind secure, electric gates. The property benefits from double glazing throughout, electric heating and is in excellent condition throughout. Communal areas consist of lounge, laundry room and guest room, 24 hour care line, on-site manager and lift to all floors. Be quick to book a viewing to appreciate the location on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not deemed to be guaranteed as to their operation or efficacy, and for general use only. Made with Metropix 12/2023

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 front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms, shower room and storage cupboard.

Lounge/Diner 17'7" x 10'11"

Door to outside patio, electric heater.

Kitchen 8'11" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge, double glazed window.

Bedroom One 20'11" x 9'7"

Double glazed window, electric heater, built in wardrobes.

Bedroom Two 15'5" x 8'7"

Double glazed window, electric heater.

Shower Room

Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside

Well maintained communal grounds and residents parking on a first come, first serve basis.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold - 125 years from 1 November 1997. Please note ground rent is £322.69 half yearly and service/maintenance charges £2326.85 half yearly. For further information, please contact the office.

Utilities


Fibre to the cabinet 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.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

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.

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