



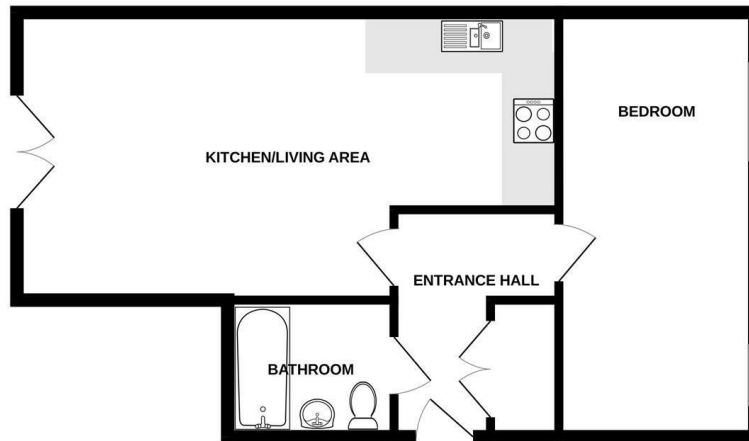
9 Wharf House St. Ann Lane | | Norwich | NR1 1FX

Guide Price £190,000

****GUIDE PRICE £190,000 - £200,000**** Gilson Bailey are delighted to present this exceptional one-bedroom apartment, occupying a prime position along the ever-popular Norwich Riverside and offering an outstanding blend of modern comfort and city convenience. Situated within a secure gated development, this attractive home enjoys the added benefits of allocated underground parking, a communal bike shed and beautifully landscaped communal gardens that stretch alongside the River Wensum, providing a wonderful setting to sit back and enjoy the tranquil waterside surroundings. Accessed via Wharf House, an intimate building of just nine apartments, the property offers a welcoming sense of exclusivity from the moment you arrive. Internally, the accommodation is both spacious and thoughtfully arranged, comprising a generous entrance hall with built-in storage, a contemporary bathroom, an impressive double bedroom with ample room for additional furnishings or a workspace, and a bright, sociable living area that takes full advantage of the river outlook. The adjoining kitchen is smartly fitted with a range of modern units and integrated appliances, creating a practical yet stylish space for everyday living. Perfectly positioned within walking distance of Norwich city centre, the train station, Riverside leisure facilities, restaurants and shops, this superb apartment represents an excellent opportunity for those seeking a low-maintenance home in a highly desirable waterside location. Early viewing is essential to fully appreciate everything on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 front door to:

Entrance Hall

Doors to kitchen/living area, bedroom, bathroom and cupboard.

Kitchen/Living Area 23'8" x 12'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, electric radiator, doors to Juliet balcony.

Bedroom 18'6" x 8'5"

Two double glazed windows, electric radiator.

Bathroom 7'1" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

Secure underground parking space, communal bike shed and well maintained communal grounds.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - 125 years from 1 January 2019. Please note ground rent is £150 per annum and service/maintenance charges are £1755 per annum. For further information, please contact the office.

Utilities


Fibre to the property.
Mains electric and water.

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	82	82
(69-80) C		
(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 B

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.