

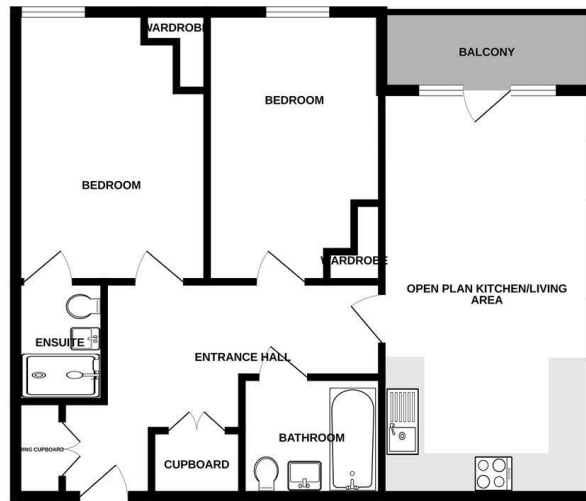
408 Richard Hawthorn House Geoffrey Watling Way | Norwich | NR1 1GG

£250,000

****LUXURIOUS APARTMENT WITH A BALCONY AND VIEWS TOWARDS THE RIVER**** Gilson Bailey are delighted to offer this **STUNNING, MODERN, TWO BEDROOM, FOURTH FLOOR APARTMENT** situated next to the river by Norwich City Football Stadium and within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area, two bedrooms and a bathroom with bedroom one having an en-suite shower room. Outside there are communal gardens in the centre of the development with access to river walks and residents bike store. The apartment benefits from electric heating, double glazing and is in excellent condition throughout. The property would make a fantastic first time purchase so be quick to book a viewing to appreciate the quality and location on offer.



FOURTH FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, floors 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 for any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metropix i2000.

Location

Richard Hawthorne House is located close by to Norwich train station, the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

Accommodation Comprises

Secure intercom entry with stairs and lift to fourth floor. Front door to:

Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

Open Plan Kitchen/Living Area 21'3" x 10'10"

Quality fitted wall and base units with worktops over, sink and drainer, Smeg oven and hob, integrated fridge/freezer and dishwasher, space and plumbing for washing machine radiator, door to balcony.

Bedroom One 14'0" x 9'10"

Double glazed window, radiator.

En-Suite

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 14'0" x 9'1"

Double glazed window, radiator.

Bathroom

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

Outside

Residents bike store and communal gardens with stairs and secure gate leading to the river. There is an underground secure car park which the owners pay £85 per month for an allocated space.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold

Term 150 years from and including 29 September 2019

Service Charge: £153pm

Utilities

Ultrafast full fibre 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	86	86
(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 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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