125 Cavendish Court Recorder Road I I Norwich I NR1 1HX

Offers In Excess Of £70,000

** MOTIVATED SELLER - BEAUTIFULLY PRESENTED OVER 55'S APARTMENT WITH CATHEDRAL VIEWS ** Gilson Bailey are delighted to offer with no onward chain, this well presented one-bedroom first-floor apartment is ideally located just a short distance from Norwich's historic Cathedral City Centre. The accommodation comprises a communal ground floor lobby with lift and stair access, entrance hall, bright lounge, modernised kitchen, double bedroom, and a stylish shower room. The apartment is well presented throughout and benefits from electric heating.

The development provides excellent facilities, including internal emergency pull cords linked to a 24-hour helpline, an in-house laundry, communal residents' lounge, guest suite for visitors, beautiful landscaped gardens, and residents' parking on a first come, first served basis.

This superb apartment offers a secure and comfortable lifestyle in a highly convenient location — internal viewing is highly recommended.

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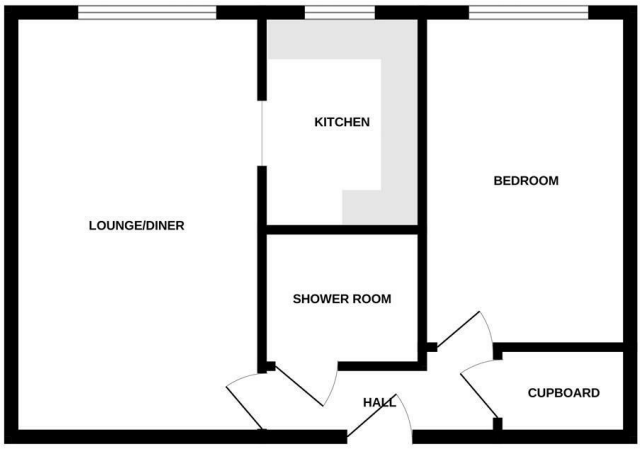

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 access. Front door to:

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

Lounge/Diner 17'10" x 10'4"
Double glazed window, electric heater.

Kitchen 7'11" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window.

Bedroom 14'6" x 8'6"
Double glazed window, electric heater, built in wardrobe.

Shower Room 6'5" x 4'7"
Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside
Communal gardens and a car park on a first come first serve basis.

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 £2512.58 per annum. 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.

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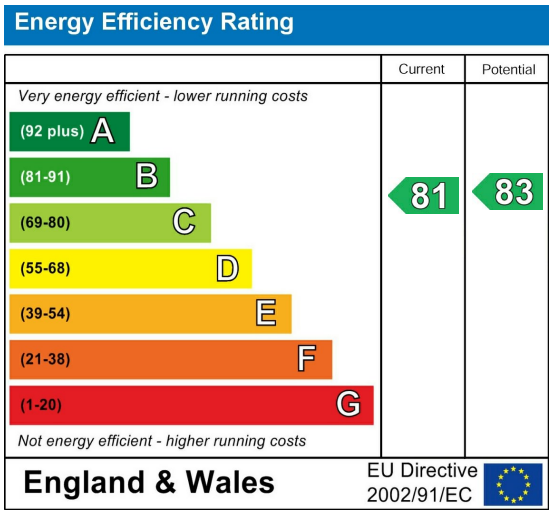

Local Authority

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.

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