



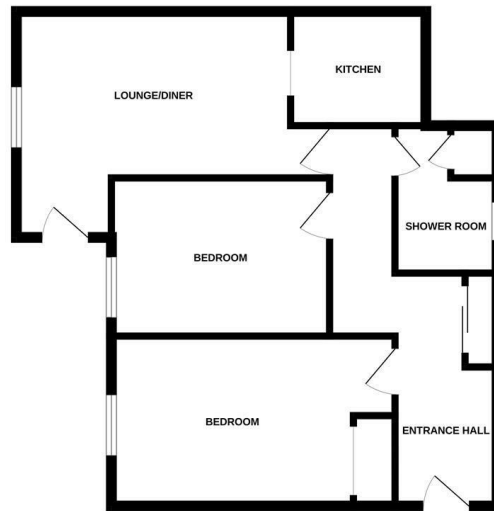
4 Recorder Road | | Norwich | NR1 1BP

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000 MODERNISED OVER 55'S APARTMENT WITH RIVER VIEWS**** Gilson Bailey are delighted to offer this stylish and recently modernised, two bedroom ground floor over 55's apartment, superbly positioned in the heart of Norwich City Centre and enjoying an attractive outlook towards the river. Offered with the significant benefit of no onward chain, the accommodation is accessed via secure intercom entry and comprises a welcoming entrance hall leading to a generous lounge/diner, with a door opening directly onto a covered patio area overlooking the river, providing a lovely spot to sit and enjoy the surroundings. The property also features a newly fitted modern kitchen, contemporary shower room and two double bedrooms, offering comfortable and practical living space throughout. Further benefits include double glazing and electric heating. Residents also have access to a range of useful communal facilities including a residents' lounge, laundry room and guest room, together with a 24-hour care line, on-site manager and lift access to all floors. Combining modernised accommodation, two double bedrooms, riverside views and a highly convenient City Centre location, this impressive apartment is an excellent opportunity for those looking for comfortable and secure over 55's living, so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and not necessarily to scale for any other reason or to state. 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 condition or efficiency can be given. Plans with floorings ©2020

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 and front door to:

Entrance Hall

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

Lounge/Diner 17'0" x 11'2"

Kitchen 7'6" x 7'4"

Shower Room 8'11" x 7'1"

Bedroom One 15'5" x 9'3"

Bedroom Two 11'11" x 8'7"

Outside

Well maintained communal gardens and a gated residents car park.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold - Term 125 years from 1 November 1997. Please note ground rent is £644 per annum and service/maintenance charges are £4380 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		
(69-80) C	72	75
(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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