

Ben Allman  
Estate & Letting Agents



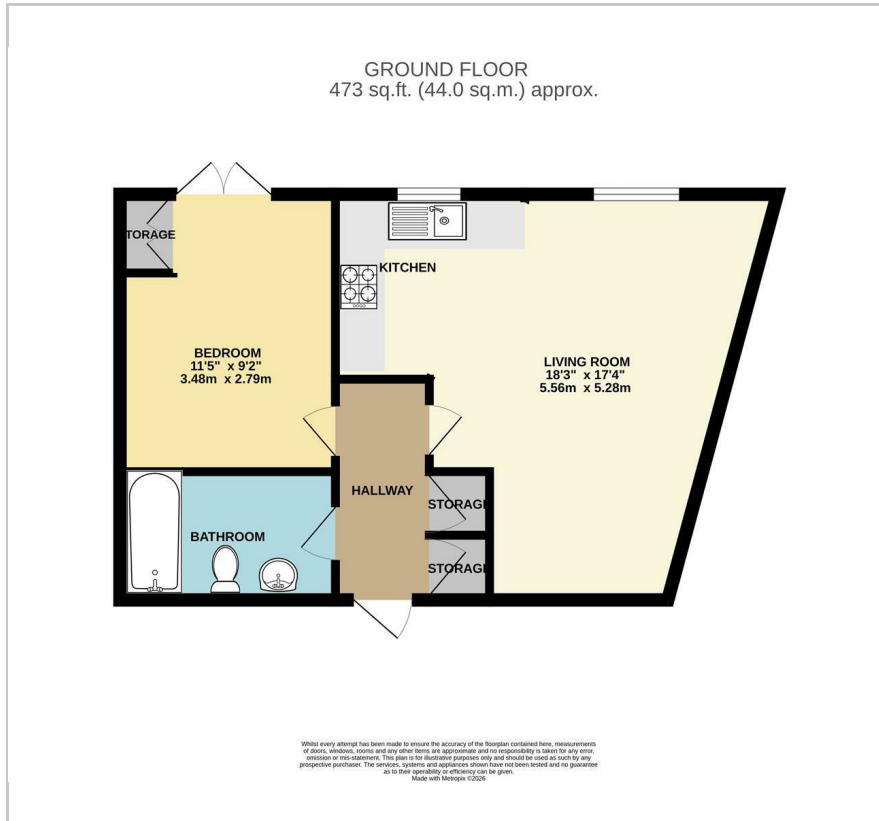
43 Wherry Road

, Norwich, NR1 1TB

Offers in excess of £135,000



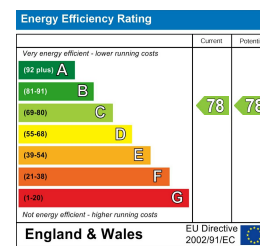
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Tenant In Situ - Currently Paying £900PCM (Can Be Sold With Tenant In Situ Or With Vacant Possession)
- Lease Length - 106 Years Remaining
- Service Charge Approximately £2959 Per Annum Including Water Usage
- Ground Rent Approximately £175 Per Annum (Paid Every 6 Months - £87.50 x2)
- First Floor Modern One Bedroom Apartment
- One Allocated Parking Space Within Private Gated Car Park



A fantastic opportunity to acquire a well presented one bedroom first floor apartment set alongside the picturesque River Wensum, within the ever popular Riverside development on Wherry Road. Perfectly positioned for city living, the property enjoys immediate access to an excellent range of amenities including restaurants, bars, Odeon Cinema and Hollywood Bowl, as well as Norwich Train Station and the vibrant city centre.

Located on the first (middle) floor of this modern purpose built apartment complex, the property benefits from a secure telephone intercom entry system and well maintained communal areas. The apartment offers light and airy accommodation throughout, which presents an ideal first-time purchase, investment opportunity or convenient turn-key city base.

The accommodation comprises an entrance hall leading to an open-plan living area/kitchen, which is well appointed with a range of fitted units and integrated appliances, a double bedroom with a built-in wardrobe, a Juliet Balcony and a bathroom which is fitted with a modern suite.

Externally, the property benefits from one allocated parking space located within the private residents' car park, which is accessed via electric gates.

The property can be sold with the tenant in situ, currently paying £900 per calendar month, presenting an attractive ready made investment, or with vacant possession to suit an owner occupier.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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