



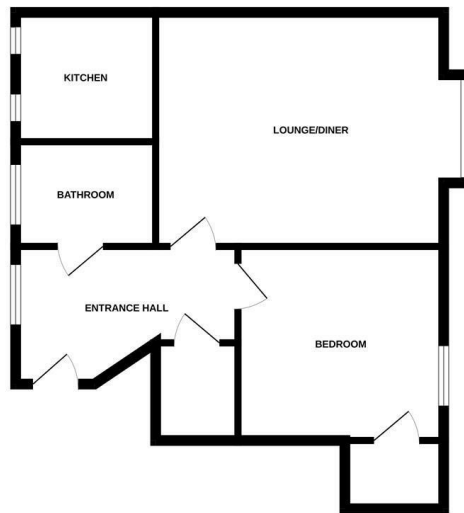
51 Wherry Road | | Norwich | NR1 1WS

£135,000

****SECOND FLOOR APARTMENT WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this one-bedroom second-floor flat, ideally situated within the highly sought-after Riverside development. This attractive home features secure intercom entry leading to an entrance hall, a bright and comfortable lounge/diner, a well-equipped kitchen, a spacious double bedroom, and a bathroom. Externally, the property benefits from an allocated off-road parking space, adding to its convenience. With double glazing, gas central heating, and the advantage of no onward chain, this superb flat represents an excellent opportunity for first-time buyers, and early viewing is highly recommended.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, beams and any other items are approximate and not responsibility to us for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their condition or fitness can be given. Made with Veluplex 12/02/20

Location

Wherry Road is in the heart of the sought after Riverside development within a stone's throw of a good selection of restaurants, bars, shops to include supermarket, cinema and gym, within walking distance of Norwich railway station and the city centre itself.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 17'1" x 12'9"

Double glazed window, radiator.

Kitchen 7'8" x 7'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, two double glazed windows.

Bedroom 11'2" x 10'6"

Double glazed window, radiator, built in wardrobe.

Bathroom 7'7" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

One allocated parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Tenure – Leasehold – Term from 21 December 2001 expiring on 31 December 2126. Please note ground rent is £110 per annum and service/maintenance charges are £2178.82 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
Mains gas, 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.




Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (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 |  |

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.