



Riverway Court, Recorder Road, Norwich, NR1 1BP

welcome to

Riverway Court Recorder Road, Norwich

****Over 55's development****

Be quick to view this stunning 2 bedroom ground floor apartment boasting gated parking facilities and river views to the rear. Internally the property has been expertly renovated and now boasts high quality finishes throughout.



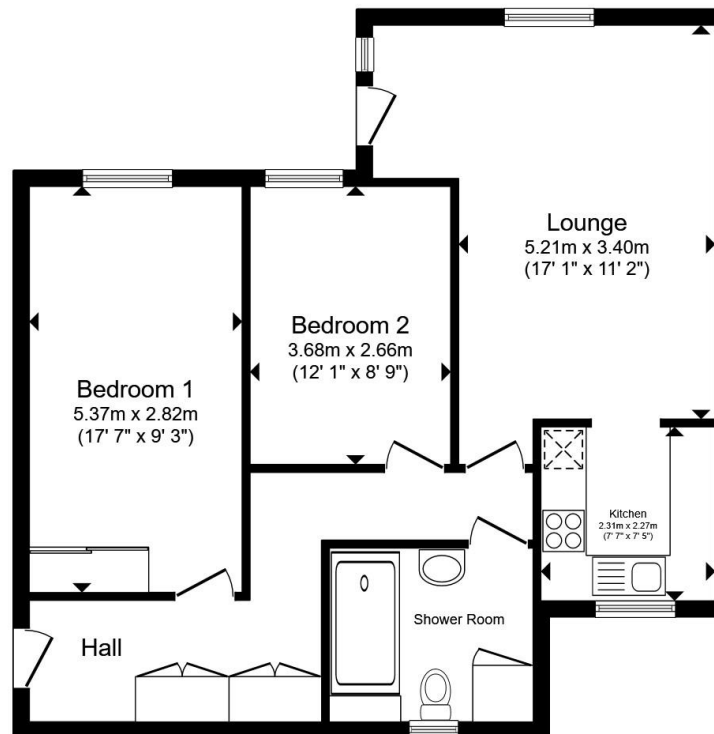
Description

****GUIDE PRICE - £140,000-£150,000****

William H Brown Norwich are delighted to present to the market this stylish, spacious and immaculately presented ground floor apartment with river views situated within an over 55's development at Riverway Court, close to an abundance of local amenities including train station, bus stop and a large variety of shops and restaurants all nearby. Externally the property offers gated parking facilities and a rather pleasant courtyard garden which overlooks the river. Internally the property boasts space in abundance and is presented to the highest of standards throughout. The current owner has upgraded and renovated thoroughly including a new kitchen and bathroom along with a full re-decorative schedule throughout the entire apartment. To organise a viewing on this genuinely stunning property, please contact the office at your earliest convenience.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 70.1 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Riverway Court Recorder Road, Norwich

- Guide Price £140,000 - £150,000
- Over 55's Property
- Spacious Ground Floor Apartment
- Renovated to a high specification throughout
- Immaculately presented
- River Views
- Gated Parking facilities
- Certified electric radiators

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4382.46

Ground Rent: 644.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR144914](https://www.williamhbrown.co.uk/Property/NOR144914)



Property Ref:
NOR144914 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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