



**East Bank, Wherry Road, Norwich, NR1 1TS**

**welcome to**

**East Bank, Wherry Road, Norwich**

**\*\*\*NO ONWARD CHAIN\*\*\***

This immaculately presented TWO BEDROOM TOP FLOOR APARTMENT is situated in the popular NR1 postcode to the South-East of Norwich city centre and would make a fantastic first time buy or investment purchase.



## Description

This immaculately presented TWO BEDROOM TOP FLOOR APARTMENT is situated in the popular NR1 postcode to the South-East of Norwich city centre. The property would make a fantastic first time buy or investment purchase and benefits from two double bedrooms, a bathroom & ensuite, secure allocated parking and is in easy walking distance of Norwich city centre & train station.

Accommodation comprises of secure phone entry system, stairs to top floor, entrance hall, open plan lounge/diner, kitchen, master bedroom with ensuite, bedroom 2 and bathroom. There are two Juliet balconies with stunning views over the river. Outside there is secure allocated parking, \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC APARTMENT! \*

## Secure Phone Entry System

Stairs to top floor.

## Entrance Hall

Storage cupboard, laminated flooring, radiator and airing cupboard housing the boiler.

## Lounge/Diner

16' x 14' 2" (4.88m x 4.32m)

Double glazed window to the rear aspect, double glazed Juliet balcony to the rear aspect with river views, TV point and laminated flooring.

## Kitchen

10' 6" x 6' 6" (3.20m x 1.98m)

Breakfast bar, space for a washing machine & fridge/freezer, integrated dishwasher, stainless steel 1 size bowl, extractor fan, electric oven & hob and wall & base units with work surfaces over.

## Bedroom One

19' 8" x 7' 8" (5.99m x 2.34m)

Double glazed window to the rear aspect, laminated flooring, TV point, phone point and built in wardrobe.

## Ensuite

Shower cubicle, wash hand basin, W/C, extractor fan and tiled flooring.

## Bedroom Two

15' 11" x 8' 5" (4.85m x 2.57m)

Double glazed Juliet balcony to the rear aspect with river views, laminated flooring, TV point and radiator.

## Bathroom

Wash hand basin, W/C, tiled flooring, radiator, bath with shower over and extractor fan.

## Exterior

Outside there is secure allocated parking.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **East Bank, Wherry Road, Norwich**

- Two double bedrooms
- Juliet balconies with river views
- Bathroom & ensuite
- Walking distance to the city centre & train station
- Immaculately presented throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143747 - 0005

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