





Cavendish House, Recorder Road, Norwich, NR1 1BW

william h brown

welcome to

Cavendish House, Recorder Road, Norwich

>> No Onward Chain <<

A spacious first-floor apartment for residents aged 55+, located just a short walk from Norwich train station and the scenic riverside area.







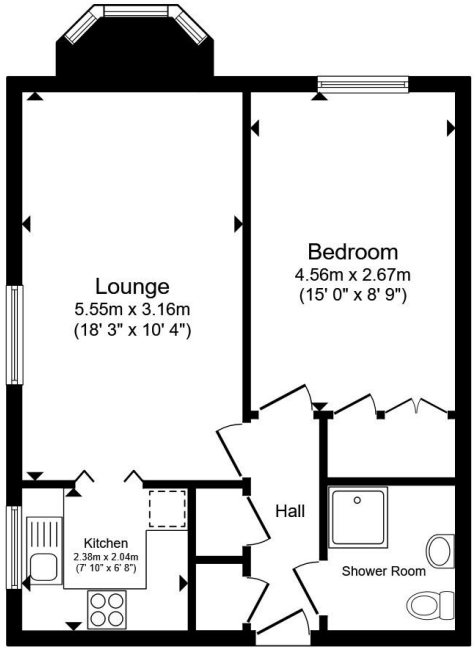






Description
Nestled in the heart of the city, this flat welcomes you through a shared, intercom-controlled entrance that opens onto a private hallway. Inside you'll find a spacious lounge-dining area, a fully equipped kitchen, a double bedroom and a contemporary shower room. Visitor parking is available just outside, as are well-kept communal gardens. The apartment benefits from double-glazed windows and modern electric heating, and it's equipped with an emergency pull-cord, a 24-hour care line, and access to two shared resident suites. With private residents parking to the rear.

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.



Floor Plan

Total floor area 49.3 m² (531 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

Cavendish House, Recorder Road, Norwich

- OVER 55's APARTMENT
- Short walk from Norwich train station and the scenic riverside area.
- Visitor parking is available just outside
- Well-kept communal gardens
- Equipped with an emergency pull-cord, a 24-hour care line, and access to two shared resident suites
- Private residents parking!

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 3348.00
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

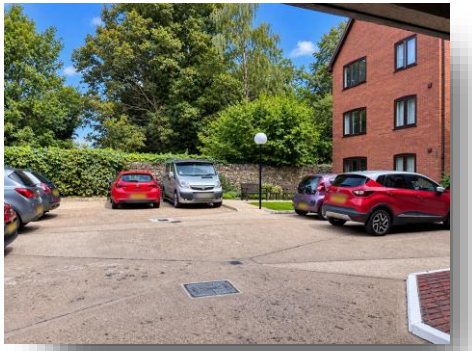
Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies

offers in excess of

£100,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR143915 - 0005

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.

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