



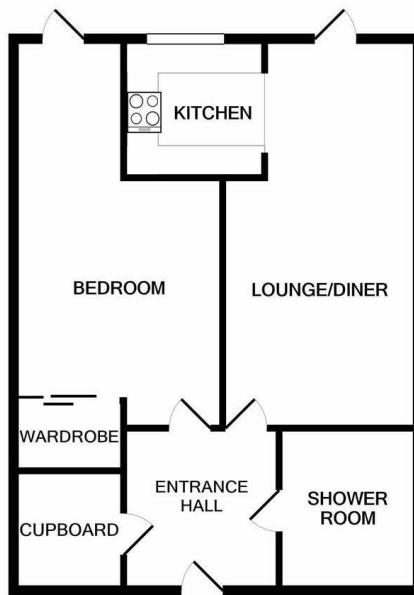
18 Riverway Court, 4 Recorder Road | | Norwich | NR1

Offers In Excess Of £130,000

Offering GLORIOUS RIVER VIEWS on the edge of Norwich city centre is this MODERN, purpose built, GROUND floor over 55's, ONE bedroom apartment with accommodation comprising entrance hall, shower room, double bedroom with built-in wardrobe, open plan lounge/dining room with doors leading to the communal garden area facing the river and adjoining kitchen. Outside there are well maintained communal grounds with various seating areas offering pleasant views towards the river and communal parking behind secure, electric gates. The property benefits from double glazing throughout, electric heating and secure intercom entry system. Communal areas consist of lounge, laundry room and guest room, 24 hour care line, on-site manager and lift to all floors. Situated in the heart of Norwich within walking distance of the railway station, Riverside development and the centre itself. Close by to lovely riverside walks, Norwich Cathedral and bus stops providing frequent services.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Accommodation Comprises:

Secure intercom entry to communal areas. Front door to:

Term 125 years from 1st November 1997. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Entrance Hall

Storage cupboard, doors to lounge, shower room and bedroom.

Bedroom

5.45m x 2.62m (17' 11" x 8' 7") Double glazed door to rear, heater and built-in wardrobe. Access to communal garden area overlooking the river providing stunning views.

Shower Room

Low level w.c., vanity wash basin, shower cubicle, tiled splash backs.

Lounge

5.54m x 3.34m (18' 2" x 10' 11") Double glazed door to rear, heater, access to communal garden area overlooking the river providing stunning views, door to:

Kitchen

2.74m x 1.78m (9' x 5' 10") Double glazed window to rear, fitted wall and base units with work tops over, single sink and drainer, space for fridge and freezer, built-in cooker, four ring hob.

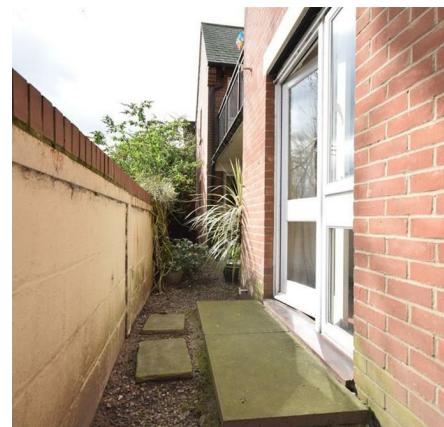
Outside

Well maintained communal grounds and residents parking on a first come, first serve basis.

Directions

Leave Norwich via Prince of Wales Road, turn left onto Recorder Road and Riverway Court can be found on the right hand side.

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 01603764444



Local Authority
 Norwich City Council

Tenure
 Leasehold

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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.

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