

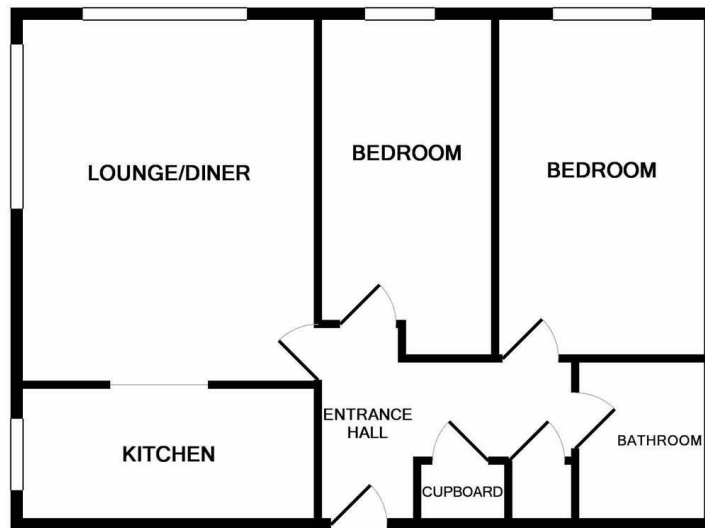


## 4 Cavendish House | Recorder Road | Norwich | NR1

**£150,000**

**\*\* GROUND FLOOR RETIREMENT FLAT WITH GARAGE\*\*** Gilson Bailey are delighted to offer this two bedroom, ground floor flat just a short distance from the historic Cathedral City of Norwich. Accommodation comprising communal ground floor lobby, private hallway, two storage cupboards, lounge with adjoining kitchen, two bedrooms and bathroom. The property benefits from emergency pull-cords with 24-hour careline, electric storage heating and uPVC double glazing. There are also two communal suites available for residents' use. Outside there are well maintained communal landscaped gardens, off-road residents parking and, as previously mentioned, a single garage. Internal viewing highly recommended.





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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### Location

Situated a short distance from Norwich rail station, the Riverside development and Norwich city centre itself offering restaurants, coffee shops, renowned Theatre and extensive shopping.

### Accommodation comprises:

Secure entry phone system to communal hallway,  
Front door to:

#### Private Entrance Hall

Doors to all rooms, airing cupboard, storage cupboard, storage heater.

#### Lounge/Dining Room

14' 11" x 11' 11" (4.54m x 3.63m) Double glazed window to front and side aspects, storage heater, TV point. Open-plan through to:

#### Kitchen

10' 5" x 5' 7" (3.18m x 1.71m) Fitted wall and base units with worktops over, single sink and drainer, tiled splashbacks, double glazed window to side aspect, spaces for fridge/freezer and washing machine, free-standing cooker and hob.

#### Bedroom Two

13' 11" x 7' 1" (4.24m x 2.17m) Double glazed window to front aspect.

#### Bedroom One

13' 9" x 8' 8" (4.20m x 2.65m) Double glazed window to front aspect, storage heater.

#### Bathroom

Low level wc, vanity sink unit, walk in shower, tiled splashbacks.

### Outside

There are attractive communal gardens exclusively available for residents of the property only.

### Garage

Single garage and further secure parking available on a first-come, first-served basis and the added benefit of permit on-road parking.

### Tenure - Leasehold


Term 125 years from 1 June 1985. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

### Local Authority: Norwich City Council





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Norwich City Council

#### Tenure

Freehold

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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