

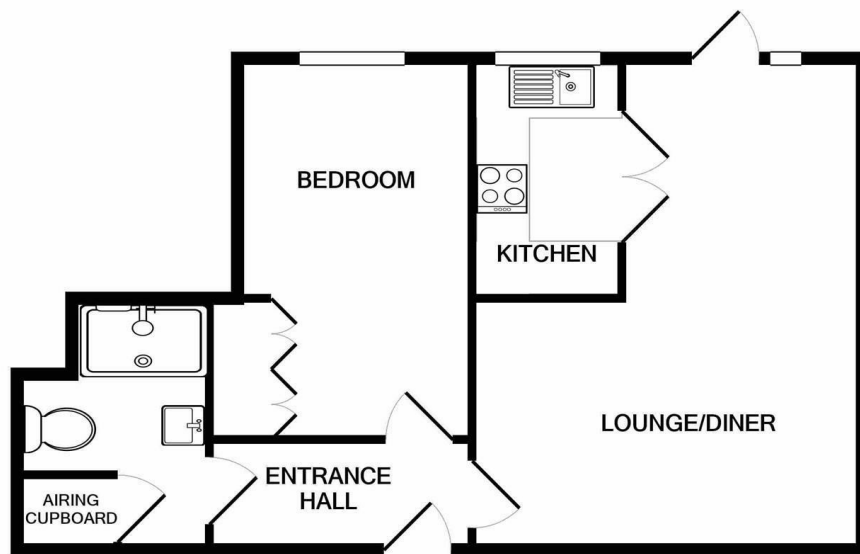


6 Riverway Court | Recorder Road | Norwich | NR1 1BP

Offers In Excess Of £125,000

****STONES THROW FROM THE CITY CENTRE AND RIVERSIDE WALKS**** Gilson Bailey are delighted to offer this well presented, ground floor, over 55's retirement apartment with accommodation comprising entrance hall, open plan lounge/adjoning, modern kitchen, double bedroom with built-in wardrobes and shower room. Outside there are well maintained communal grounds with various seating areas offering pleasant views towards the river and a residents car park with secure electric gates on a first come first served basis. The property benefits from double glazing, storage heating, secure intercom entry system and the development offers communal lounge, laundry room, guest room, 24 hour care line and on site manager with lift access to all floors. Internal viewing is 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 in the heart of Norwich within walking distance to Norwich railway station, Riverside development with its range of amenities to include shops, supermarkets, bars and restaurants and the city centre itself. You are also close to lovely riverside walks, Norwich Cathedral and grounds and bus stops providing frequent services.

Accommodation Comprises:

Secure intercom entry. Front door to:

Entrance Hall

With doors to lounge/diner, bedroom and shower room.

Lounge/Diner

5.56m x 4.49m (18' 3" x 14' 9") Storage heater, door leading to communal grounds.

Kitchen

2.75m x 1.74m (9' 0" x 5' 9") Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge/freezer and microwave, double glazed window to front.

Bedroom

4.29m x 2.65m (14' 1" x 8' 8") Double glazed window to front, storage heater, built-in wardrobes.

Shower Room

2.72m x 2.22m (8' 11" x 7' 3") Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, airing cupboard.

Outside


Well maintained communal grounds, residents car park on a first come first served basis with secure electric gates.

Lease Information

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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	

Local Authority

Norwich City Council

Tenure

Leasehold

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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