



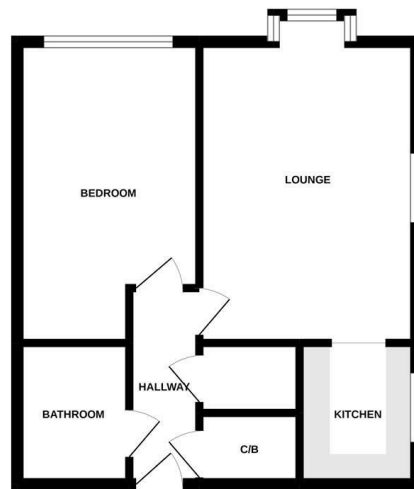
**132 Cavendish Court Recorder Road | | Norwich | NR1**

**Guide Price £90,000**

**\*\*GUIDE PRICE £90,000 to £100,000 \*\*RETIREMENT APARTMENT WITH LOVELY CATHEDRAL VIEWS\*\*** Gilson Bailey are delighted to offer this one bedroom, second floor, retirement apartment located a stones throw from Norwich City Centre with accommodation comprising, communal ground floor lobby with lift and stair access, entrance hall, lounge, kitchen, bathroom and one double bedroom. The apartment benefits from double glazing, storage heating and is offered with no onward chain. The development offers internal emergency pull-cords and links to a 24-hour helpline, in-house laundry, communal lounge, guest suite for visitors, landscaped communal gardens and residents parking on a first come, first served basis. Internal viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are for general reference only and are not intended to be taken as a guarantee. Made with Metaphor 12/2022

### Location

The apartment is situated within walking distance of Norwich Cathedral and Cathedral grounds, riverside walks, Norwich train station with connections to London Liverpool Street and Riverside development. You are also a short distance from the City centre itself with it's excellent shopping facilities, theatres, bars and restaurants. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Leasehold - Term 125 years from 01 June 1985. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

### Accommodation Comprises

Communal entrance with lift and stair access to the second floor. Front door to:

#### Entrance Hall

Doors to lounge, bedroom, bathroom and storage cupboard.

#### Lounge 19'7" x 10'4"

Double glazed window to rear and side, storage heater, TV point.

#### Kitchen 7'1" x 5'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window to side.

#### Bedroom 15'8" x 8'9"

Double glazed window to rear, storage heater, TV point.

#### Bathroom 6'8" x 5'6"

Panelled bath, low level WC, hand wash basin, extractor fan.

### Outside

Residents car park on a first come, first serve basis and well maintained communal grounds.






### Local Authority

Norwich City Council, Tax Band A

### Tenure

Leasehold

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</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	

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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