

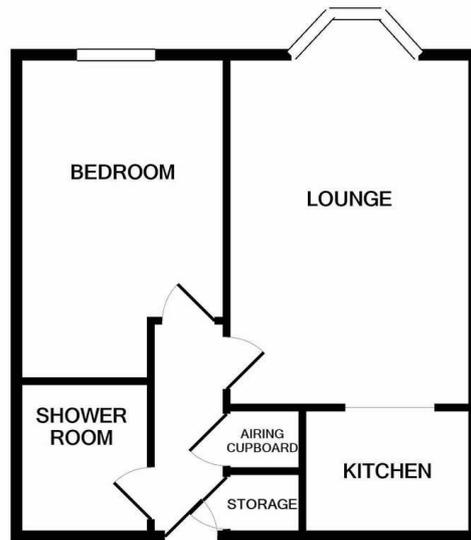


14 Cavendish House | Recorder Road | Norwich | NR1

Offers Over £90,000

****RETIREMENT APARTMENT CLOSE TO NORWICH TRAIN STATION AND RIVERSIDE WALKS**** Offered with no onward chain Gilson Bailey are delighted to offer this one bedroom, first floor apartment situated in the City centre with accommodation comprising communal entrance with lift and stair access, entrance hall, lounge, kitchen, double bedroom and shower room. Outside there is visitors parking and well maintained communal gardens. The apartment benefits from double glazing and storage heating along with the benefits of emergency pull cord, 24 hour care line and two residents communal suites. Early 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

Cavendish House can be found just a short distance from Norwich train Station and Riverside development offering a good selection of shops, bars and restaurants. Norwich Cathedral, Cathedral grounds and riverside walks are also within walking distance as is the historic and cultural centre of Norwich.

Accommodation Comprises:

Secure intercom entry, communal entrance with stair and lift access. Front door to:

Entrance Hall

With door to lounge, bedroom and shower room.

Lounge 14'11" x 10'4"

Double glazed window to front, storage heater.

Kitchen 7'3" x 5'7"

Fitted wall and base units with work tops over, sink and drainer, space for cooker and fridge/freezer.

Bedroom 13'9" x 8'9"

Double glazed window to front, storage heater.

Shower Room 6'7" x 4'11"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

Attractive communal gardens and visitors parking.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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	

Local Authority

Norwich City Council

Tenure

 Leasehold
 Term 125 years
 From 1st June 1985

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

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.