



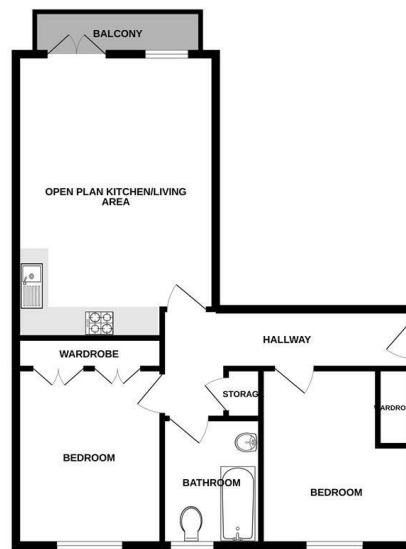
26 Sidestrand | | NORWICH | NR1 1TB

Guide Price £185,000

RIVERSIDE APARTMENT WITH A BALCONY AND RIVER VIEWS** Gilson Bailey are delighted to offer this well presented, two bedroom apartment located by the River Wensum within walking distance to the City Centre. Accommodation comprises, entrance hall, open plan kitchen/living area with balcony, two bedrooms and a bathroom. Outside there is one allocated parking space. The apartment benefits from double glazing, electric heating and is offered with no onward chain. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, height and any other items are approximate and not intended to be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been inspected and no guarantee as to their condition or efficiency can be given.
Made with Metaplex CAD22

Location

Sidestrand is in the heart of the sought after Riverside development within a stone's throw of a good selection of restaurants, bars, shops to include supermarket, cinema and gym, within walking distance of Norwich railway station and the city centre itself.

Accommodation Comprises

Stairs to third floor and front door to:

Entrance Hall

Doors to open plan kitchen/living area, two bedrooms and bathroom.

Open Plan Kitchen/Living Area 16'2" x 16'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer and washing machine, double glazed window to rear, doors leading to balcony.

Bedroom One 13'5" x 9'2"

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two 13'2" x 9'7"

Double glazed window to front, radiator, built in wardrobe.

Bathroom 8'11" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to front.

Outside

One secure allocated parking space.

Tenure

Leasehold – Term 125 years from 26 March 2004. Please note ground rent is £100 every 6 months and service/maintenance charge is £221.60 a month. For further information, please contact the office.

Local Authority

Norwich City Council, Tax Band C




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Tenure

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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.