



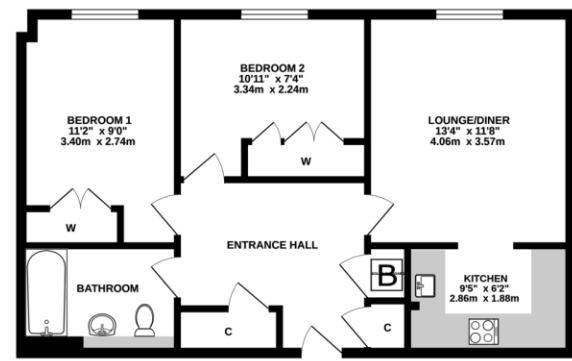
Arnolds | Keys

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

WWW.EPC4U.COM

THIRD FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan and measurements, it should be noted that these are approximate and are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Sidestrand, Wherry Road, Norwich, NR1 1TB

Asking Price Of £185,000

This well-presented apartment offers an opportunity for a buyer to enjoy safe and secure city living in a vibrant area with excellent amenities close at hand. The living room and both bedrooms will be flooded with light from the afternoon and early evening sun. The property also benefits from gas central heating via a combination boiler and double-glazed windows.

- Third Floor Apartment
- River View
- Two Double Bedrooms
- Built-in Wardrobes
- Kitchen with Integrated Appliances

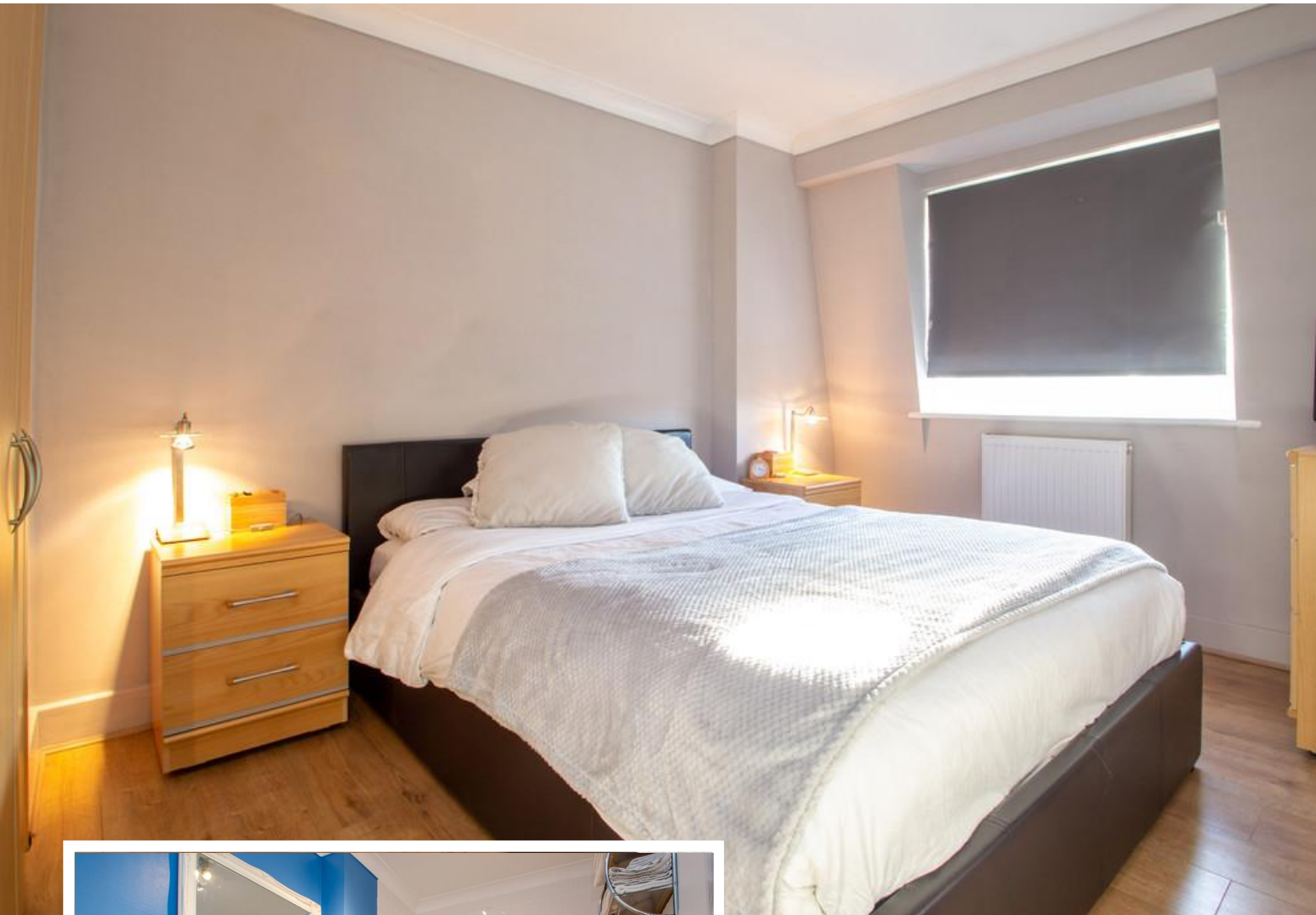
arnoldskeys.com | 01603 620551

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

city@arnoldskeys.com
01603 620551

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Property Description

COMMUNAL ENTRANCE HALL

Video security entry system. PIR sensor lighting. Stairs to upper floors.

ENTRANCE HALL

10' 11" x 7' 11" + recess" (3.33m x 2.41m) Entrance door with spyhole. Security video entry phone. Wood effect laminate floor. Radiator. Two built-in storage cupboards. Built-in cupboard with a free standing gas fired combination boiler. Smooth plaster ceiling. Coving.

LOUNGE/DINER

13' 4" x 11' 8" (4.06m x 3.56m) Wood effect laminate floor. Two radiators. Television and telephone points. Smooth plaster ceiling. Coving. Double glazed window to rear aspect.

KITCHEN

9' 5" x 6' 2" (2.87m x 1.88m) Worktops with cupboard and drawers below and an inset stainless steel sink with mixer tap. Matching wall cupboards. Integrated slimline dishwasher and washer/dryer. Integrated fridge and freezer. Built-in fan assisted oven and grill. Inset 4 ring



electric hob with stainless steel splashback and a stainless steel extractor above. Smooth plaster ceiling. Coving.

BEDROOM 1

11' 2" x 9' 0" (3.4m x 2.74m) Wood effect laminate floor. Radiator. Large built-in double wardrobe. Smooth plaster ceiling. Coving. Double glazed window to rear aspect.

BEDROOM 2

10' 11" x 7' 4" + recess" (3.33m x 2.24m) Wood effect laminate floor. Radiator. Large built-in double wardrobe. Smooth plaster ceiling. Coving. Double glazed window to rear aspect.

BATHROOM

8' 11" x 6' 3" (2.72m x 1.91m) White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Suspended wash basin. WC. Part tiled walls. Wood effect laminate floor. Radiator. Extractor. Smooth plaster ceiling. Coving.

OUTSIDE

Communal gardens and one allocated parking space in a secure gated resident's car park.

LOCATION

The property is situated in the Riverside area and within walking distance of the excellent facilities and amenities of the city centre. There are a number of local facilities and amenities in the immediate area including the Riverside Retail Park, a supermarket, Norwich Riverside Swimming Pool & Leisure Centre, and the railway station is within easy reach.

AGENTS NOTES:

Leasehold - Leasehold - the lease is for a term of 125 years from 2nd February 2004 to 31st December 2129. 107 Years remaining.

The owner has advised that the leaseholders have been paying a higher service charge for the past couple of years and that the timber frame double glazed windows are scheduled to be replaced with UPVC double glazed windows in the summer of 2022 - Normally it is £120 to £140, but currently paying £220. From this summer the service charge will return to the normal rate.

The annual ground rent is £200 per annum. The ground rent increases every 25 years, £400 next turn.

EPC Rating C

Council Tax Band C