

The Waterings, Norwich, Norfolk



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The Property

Beautiful one bedroom top floor apartment with balcony looking onto the river Wensum. Offered in excellent condition and comprising one bedroom with build in wardrobe, Shower room, Hallway with storage, Large fully fitted modern Kitchen reception room with skylight and doors leading onto private balcony with lovely views. The property also benefits from secure gated and allocated parking, Secure bicycle storage facility, Communal gardens and grounds.

The apartment comes with a long lease

Service charge PCM of £141 which includes cleaning of complex, cleaning of windows and maintenance of building.

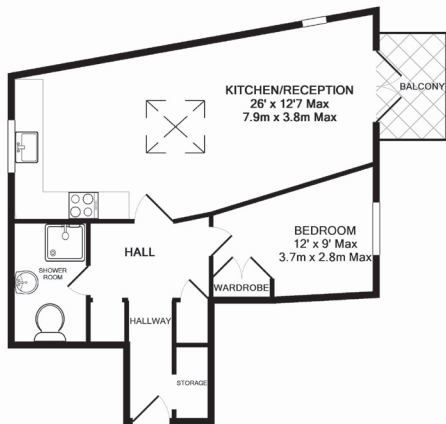
Ground rent is £150 PA which includes buildings insurance.

The remainder of the NHBC guarantee still remains for the property.

Location

The aptly named Norwich “A fine city” is rich in art, culture and history boasting two cathedrals and a Norman castle. There are around 3000 retail outlets and the largest permanent open air market in the UK. Norwich is also a major centre for financial services and a city of excellence for science. Norwich train station offers hourly services to London Liverpool street and Cambridge, London being 1 hour 50 minutes and Cambridge 1 hour 20 minutes. Norwich international airport is to the north of the city and offers flights to various destinations in the UK and Europe.





TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric Heating. All mains connected.

EPC Rating: TBA

Local Authority

Norwich City Council

Tax Band: A

Postcode: NR3 3BF

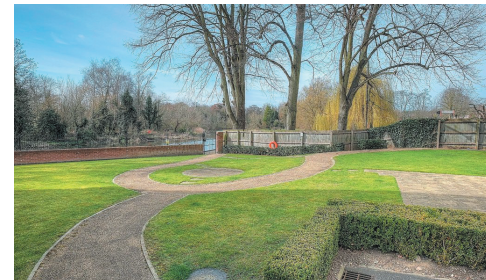
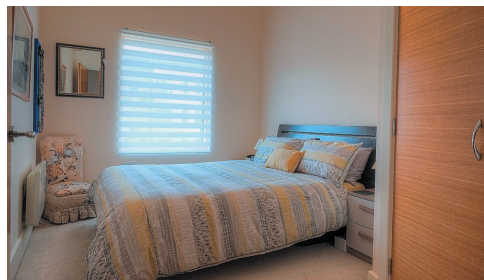
Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £140,000 subject to contract



To arrange a viewing please call us on 01603 859343

Beccles: 01502 710180
Bungay: 01986 888160
Diss: 01379 644822
Halesworth: 01986 888205
Harleston: 01379 882535
Loddon: 01508 521110
Saxmundham: 01728 888117



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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