



Riverway Court, 4 Recorder Road, Norwich

Guide Price £125,000 Leasehold

Energy Efficiency Rating : B

- ✓ No Chain
- ✓ Over 55's Independent Living
- ✓ Panoramic River Views
- ✓ Secure Residents Parking
- ✓ Spacious Sitting Room
- ✓ One Double Bedroom with Wardrobes
- ✓ Well Fitted Kitchen & Shower Room
- ✓ Central City Location

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



NO CHAIN. This RIVERSIDE OVER 55's DEVELOPMENT is managed by McCarthy & Stone, offering HIGH QUALITY INDEPENDENT LIVING in the heart of the CITY CENTRE, with EXCEPTIONAL RIVER VIEWS to the REAR. With some 64 properties within the development, this particular apartment is located on the FIRST FLOOR with LIFT ACCESS. The property offers private and secure accommodation accessed via the communal entrance with intercom entry. The apartment offers a hall entrance, WALK IN SHOWER ROOM, spacious sitting room, fitted kitchen and WELL PROPORTIONED DOUBLE BEDROOM with FITTED WARDROBES. In addition, there is a RESIDENT'S COMMUNAL LOUNGE and LAUNDRY AREA. Emergency alarm pull cords are installed internally. Outside, the property benefits from very well maintained communal gardens and secure GATED PARKING.

LOCATION

Located in the heart of Norwich City Centre within the hustle and bustle, close to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 1BP), but to help...Heading out of Norwich City Centre on Prince of Wales Road, signposted to the Train Station, take the left hand turning onto Recorder Road, where the development can be found on the right hand side, with

the property will be found on the first floor.

AGENTS NOTE

The property is offered on a leasehold basis with approximately 100 years remaining. An annual ground rent is charged in the region of £553.20, with a service charge of approximately £195.00 PCM.

The property is approached via a communal corridor with intercom entry system, which is accessed from the main reception hall of the building via lift and stairway access.

Entrance door to:

ENTRANCE HALL

Fitted carpet, built-in airing cupboard, coved ceiling, intercom system, doors to:

SHOWER ROOM

Three piece suite comprising raised height low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, walk in shower with mixer shower tap and glazed shower screen, aqua board splash backs, wall mounted vanity mirror, vinyl flooring, vertical radiator, smooth ceiling.

SITTING ROOM

19' 6" x 11' 2" (5.94m x 3.4m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, electric storage heating, double glazed window to rear with stunning views over the communal gardens and river beyond., television and telephone points, coved ceiling, double doors to:

KITCHEN

10' 5" x 9' (3.18m x 2.74m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, inset electric hob and extractor fan over, built-in eye level electric oven, space for fridge, vinyl flooring, double glazed window to rear overlooking the communal gardens and river, coved ceiling.

DOUBLE BEDROOM

15' 5" x 10' 11" Max (4.7m x 3.33m) Fitted carpet, electric storage heating, double glazed window to rear overlooking the communal gardens and river beyond, built-in double wardrobe, coved ceiling.

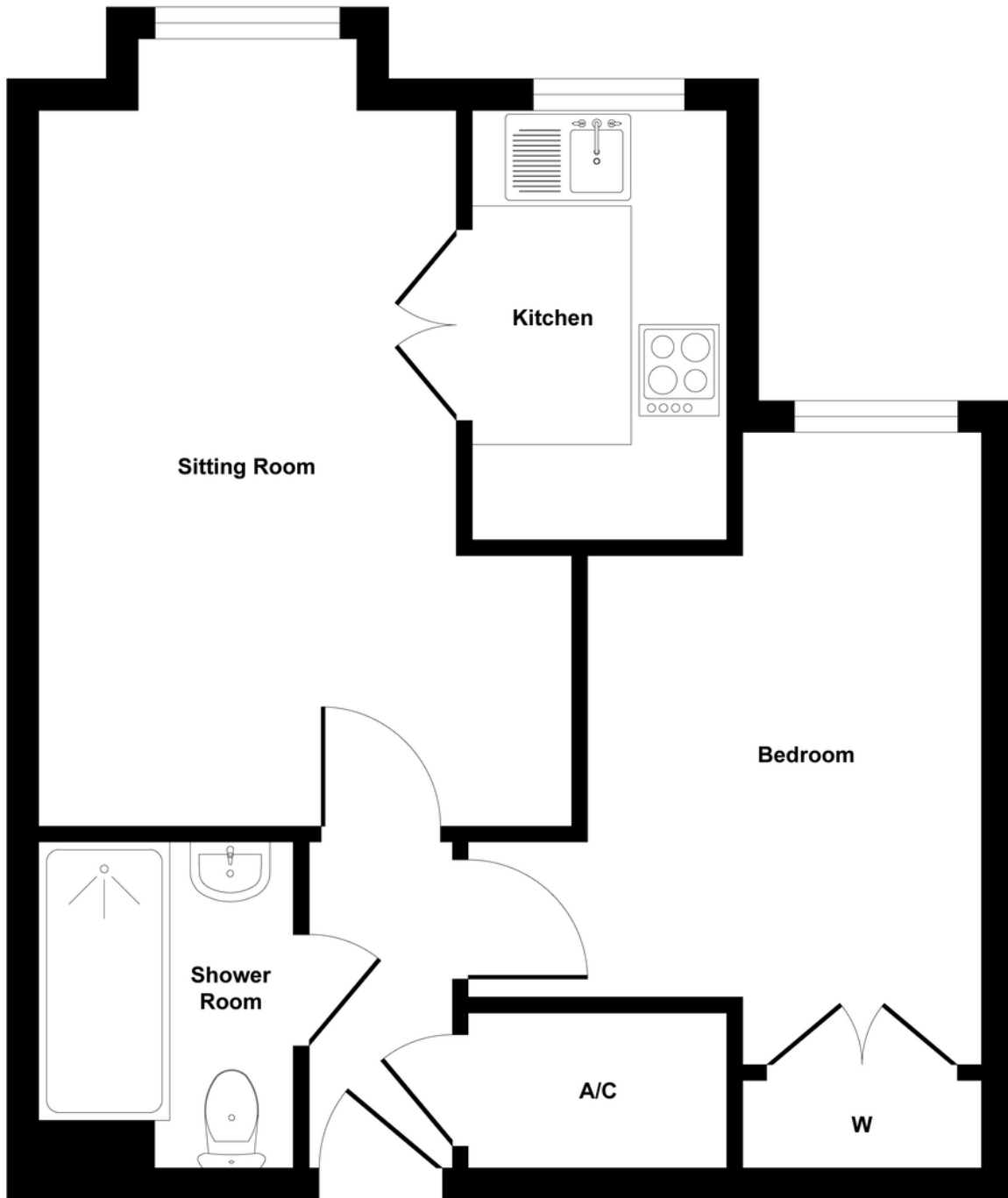
COMMUNAL GARDENS

To the front of the building you will find a well maintained communal garden with a brick weave pathway leading to the rivers edge, mature planting and areas to sit and relax can also be found.

SECURE RESIDENTS PARKING

Private and secure gated parking is provided for the residents use.





Floor Plan
Approximate Floor Area
408 sq. ft
(37.90 sq. m)

Approx. Gross Internal Floor Area 408 sq. ft / 37.90 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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