



Riverway Court, 4 Recorder Road - NR1 1BP

Riverway Court

Norwich

Set behind SECURE TELECOM GATED ENTRY, this FIRST FLOOR APARTMENT is located within walking distance to the city centre. Additionally, this over 55's development offers a wealth of perks including non allocated GATED PARKING, a GUEST SUITE, COMMUNAL GARDENS, a 24 HOUR ALARM SYSTEM, a COMMUNAL LOUNGE, LAUNDRY ROOM and GARDENS. Presented in IMMACULATE CONDITION, the interior offers a bright and spacious feel opening to a HALLWAY ENTRANCE with doors opening to all accommodation and a deceptively sized INTEGRATED STORAGE CUPBOARD. The heart of the home is the 18' open plan SITTING/ DINING ROOM, offering ample room for soft furnishings and formal dining. Double doors open to the fully fitted KITCHEN, providing plenty of storage and INTEGRATED APPLIANCES. Also from the hall, TWO DOUBLE BEDROOMS can be found, with the MAIN BEDROOM enjoying INTEGRATED WARDROBES, both rooms are served by a refitted three piece SHOWER ROOM.



Council Tax band: C

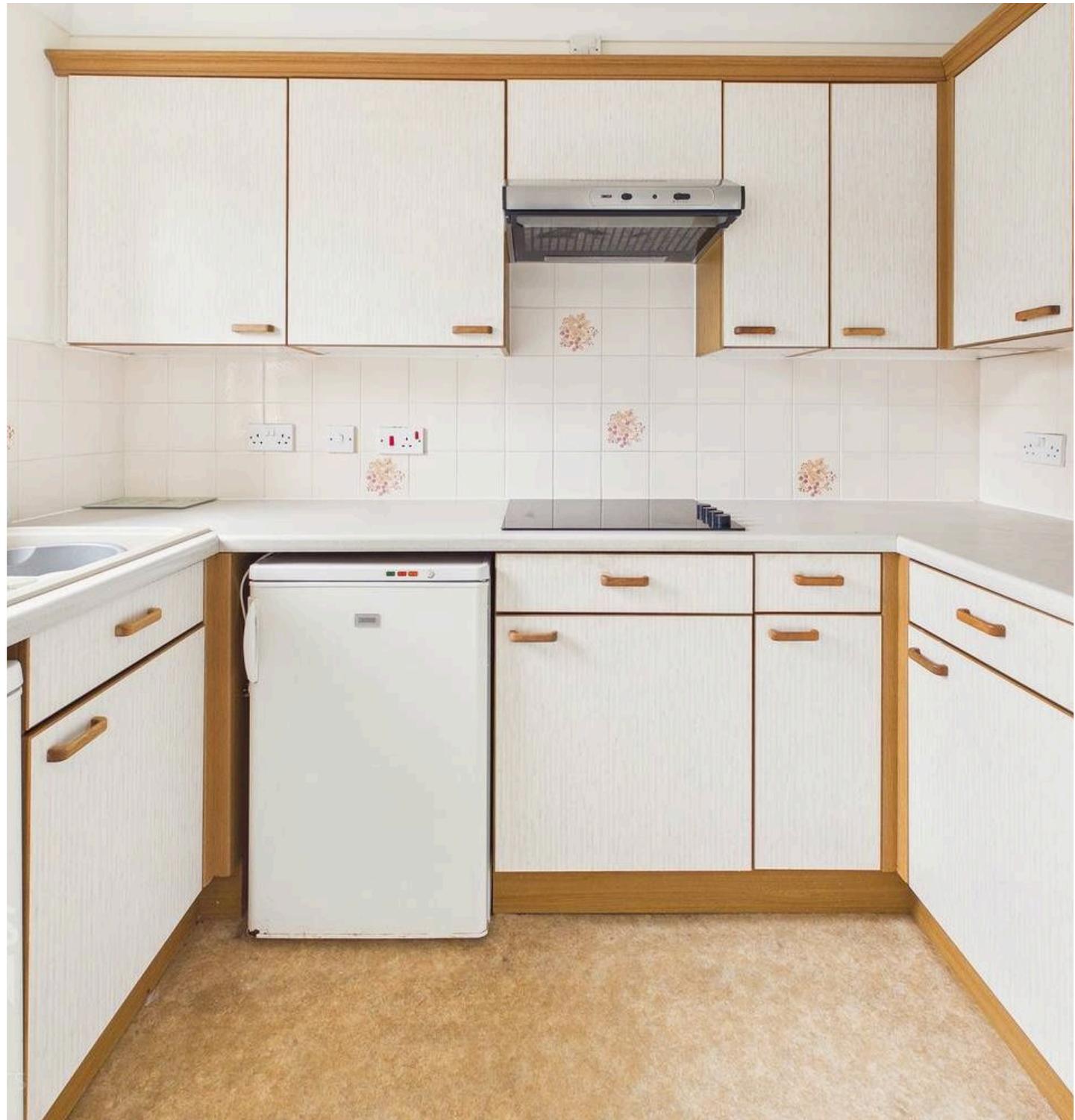
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- No Chain!
- First Floor Apartment
- Over 55's Development
- Telecom Secure Gated Entry
- Two Double Bedrooms
- Guest Suite, Communal Lounge & Laundry Room
- Beautifully Maintained Communal Gardens
- Gated Non Allocated Parking

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance 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.



SETTING THE SCENE

Entering through the secure, gated main entrance, ascending the first floor to the left, a walkway leads to the private and self contained entrance of the property, whilst access can also be found to the guest suite, communal lounge and laundry room.

THE GRAND TOUR

Stepping inside, the light and bright hallway offers useful integrated storage, perfect for coats and shoes. With doors leading to all accommodation, carpeted flooring runs underfoot and continues into the heart of the home: the 18' open-plan sitting and dining room. Centred around a feature fireplace with an electric fire, this spacious room allows for various soft furnishing layouts and a formal dining table. To the end of the room, uPVC double glazed windows offer stunning views of the river, and double doors open into the fitted kitchen. The kitchen features a range of wall and base units alongside integrated appliances, including an oven, an inset electric hob, and an extractor. Ample worktop space is complemented by tiled splashbacks. For peace of mind, emergency pull cords are conveniently located in both the main living area and the kitchen.

From the hallway, doors lead to two double bedrooms. The spacious 15' main bedroom enjoys a spacious feel, providing room for a large double bed, storage furniture and featuring mirrored integrated wardrobes and an emergency pull cord. The second double bedroom also features carpeted flooring and would make an ideal office or studio space. Completing the accommodation is the refitted three piece shower room, designed for ease of maintenance with hard flooring and tiled splashbacks. It features a large walk in shower with a glass door, a wall mounted heated towel rail, and vanity storage below the sink.

FIND US

Postcode : NR1 1BP

What3Words : ///bills.pushy.burns

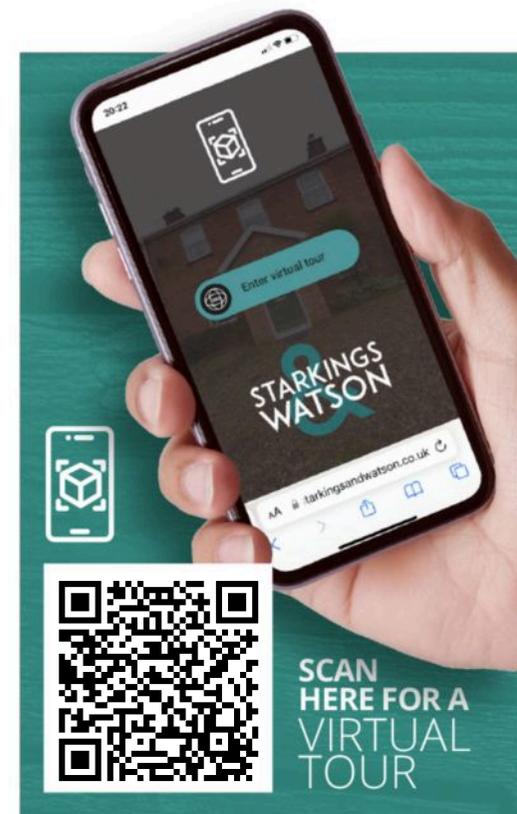
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Furniture can be included within the sale subject to separate negotiation.

The property is offered on a leasehold basis with 96 years remaining. A service charge in the region of £4,650 to include 24hr call, water and building insurance, and a ground rent of £644 is paid annually.



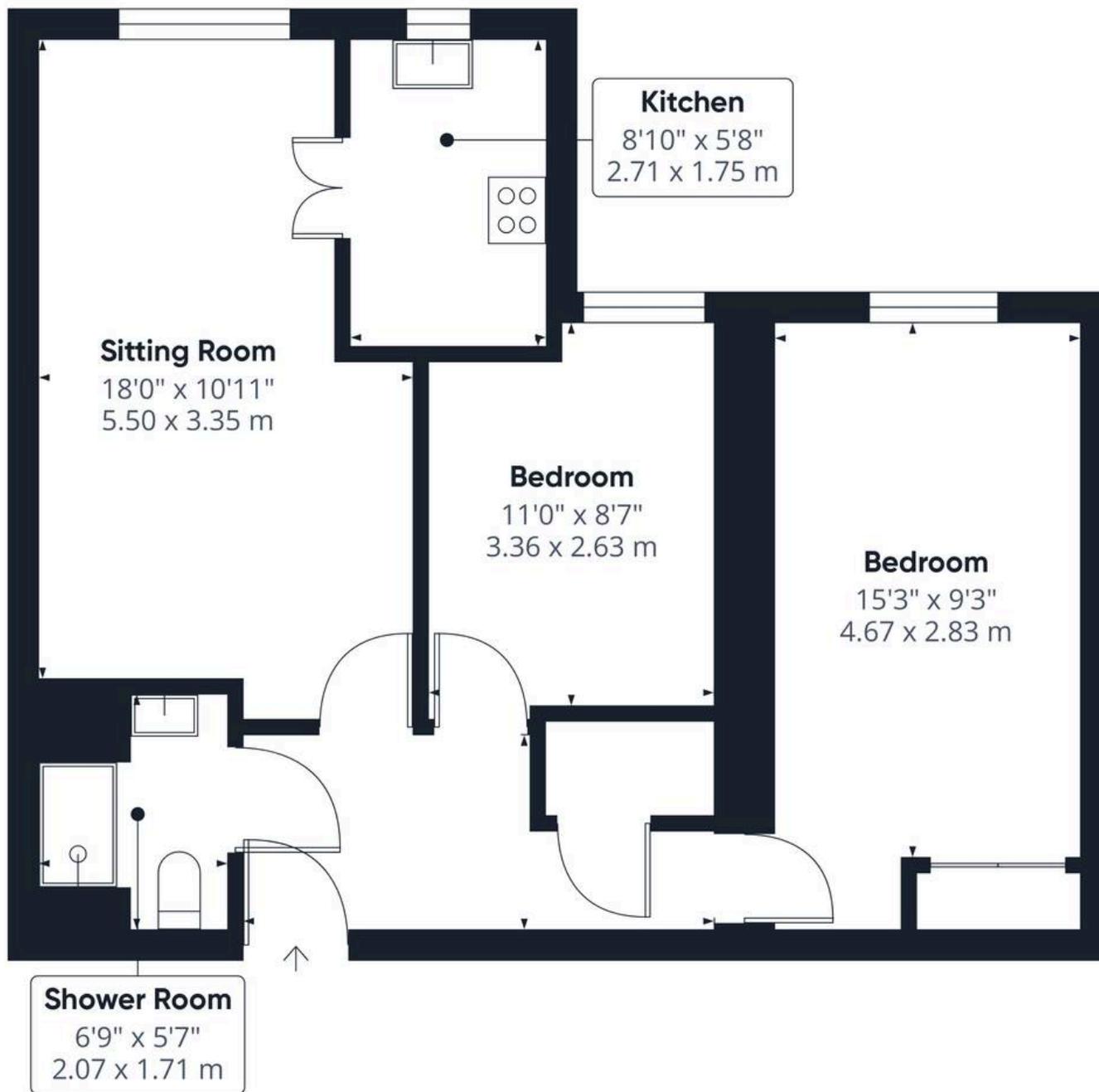




THE GREAT OUTDOORS

Heading outside, the communal gardens are well maintained offering manicured laid lawns, shrubs, plantings and trees bisected by brick weave pathways and seating areas. Access also leads out to the riverside walk.





Approximate total area⁽¹⁾

595 ft²

55.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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