

**36 River Heights, Wherry Road,  
Norwich, NR1 1XR**

**£160,000  
Leasehold**

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**We are delighted to bring to the market this larger than average one bedroom ground floor apartment. This ideal first time buy or investment purchase benefits from double glazing throughout, a large double bedroom, doors from the lounge/diner overlooking the communal gardens and its own parking space in a secure car park. In terms of location, the block is on Riverside, less than five minutes' walk to the cinema, pubs, shopping district, Norwich Station and Carrow Road football ground. The area is perfect, so internal viewing is highly recommended.**

**COMMUNAL ENTRANCE** Part glazed wooden front door with key fob entry system leads through into:

**COMMUNAL HALLWAY** Leading through to:

**HARDWOOD FRONT DOOR** Leading through to:

**ENTRANCE HALL** Smooth plastered ceiling, coving, single ceiling light point, consumer unit, video phone entry system, airing cupboard housing pressurised hot water system, storage cupboard with shelving, door leads through into:

**LOUNGE/DINER** 17' 9" x 11' 11" (5.41m x 3.63m) Double glazed French doors to side aspect looking out over onto communal garden, two ceiling light points, smooth plastered ceiling, coving, two radiators, TV point, opening through into:

**KITCHEN** 11' 2" x 6' 6" (3.4m x 1.98m) Double glazed window overlooking communal gardens to side aspect, smooth plastered ceiling, single ceiling light point currently housing three halogen spotlights, range of fitted wall and base units with roll top worksurface, built in fridge/freezer, built in washer/dryer, stainless steel single bowl sink with mixer tap, electric oven with electric four ring hob over and extractor fan above, built in eye level microwave, laminate flooring

**BEDROOM** 13' 10" x 9' 2" (4.22m x 2.79m) Double glazed window to side aspect overlooking communal gardens, smooth plastered ceiling, coving, single ceiling light point, radiator, built in wardrobes, TV point

**BATHROOM** Smooth plastered ceiling, single ceiling light point, coving, extractor fan, white bath suite comprising panelled bath with tiled splashback and mixer tap with hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator, vinyl flooring

**OUTSIDE** Communal gardens extend from the rear of the property down to the edge of the river

**LEASE INFORMATION** The remaining lease is in excess of 100 years

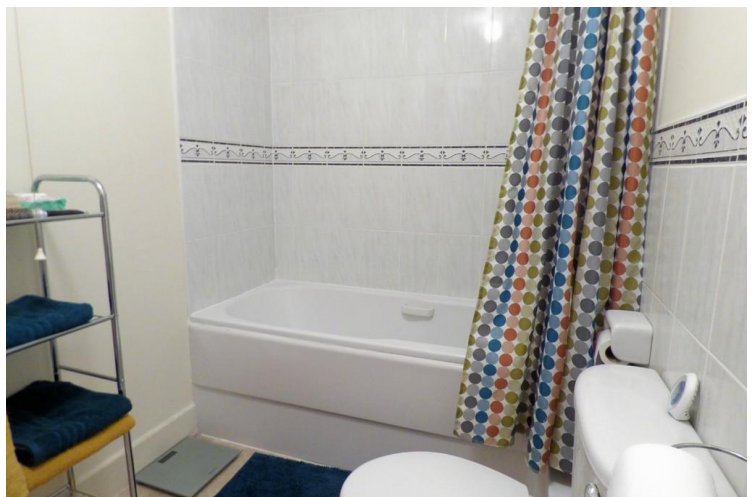
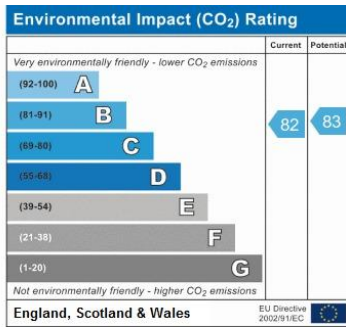
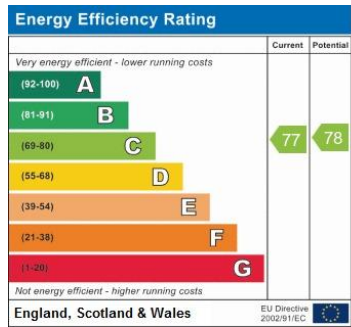
**MAINTENANCE** £228.59 per month

**COUNCIL TAX BAND 'B'** This information has been supplied by Norwich City Council, and we would suggest you verify this information prior to purchase.



**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 14043**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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