

LEASEHOLD



Apartment (EPC Rating: B)

1 EAST BANK WHERRY ROAD NORWICH NR1 1TS

Offers in excess of

£140,000

FEATURES

- Ground Floor Apartment
- Secure Allocated Parking
- Ample Storage Space Throughout
- Brilliant First Time Buy Or Investment Opportunity
- Five Minute Walk To Norwich Train Station
- Two Double Bedrooms
- Two Bathrooms Including Ensuite Off The Master Bedroom
- EPC Rating B
- An Abundance Of Supermarkets, Shops, Pubs And More Within Walking Distance
- Sold With No Onward Chain!



2 Bedroom Apartment located in Norwich

Located in the popular East Bank development at Wherry Court, this ground floor apartment offers well-proportioned accommodation in a convenient Riverside location, within easy walking distance of Norwich city centre and the train station.

The apartment has two good-sized double bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also a separate bathroom.

The spacious sitting/dining room provides plenty of room for both relaxing and dining, while the adjoining kitchen is practical and well laid out with good storage and worktop space.

A wide entrance hall gives the property a spacious feel from the moment you walk in and includes several built-in storage cupboards.

The property also benefits from allocated secure parking and a long lease length of 102 years.

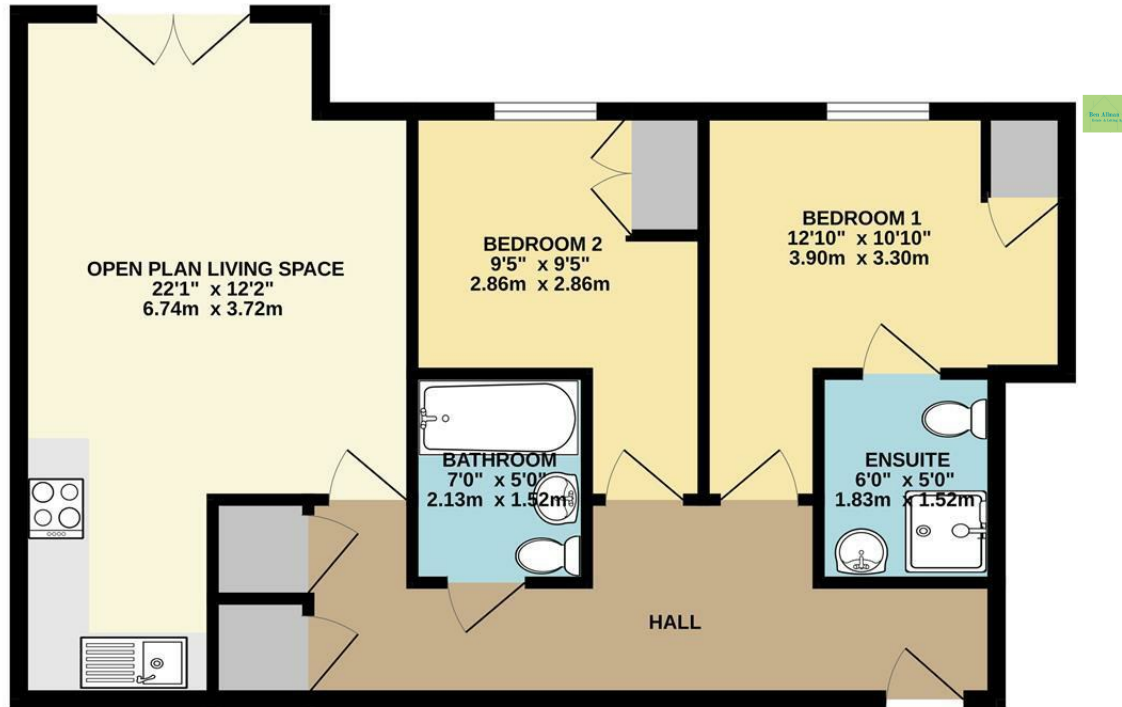
The Riverside area has a great range of amenities close by, including cafés, restaurants, supermarkets, a cinema, gym and leisure facilities, making day-to-day living easy. Norwich railway station is just a short walk away, offering regular services to London and Cambridge, while the city centre is also within easy reach.

A spacious apartment in a well-connected location, suited to a range of buyers including first-time buyers, professionals, downsizers and investors.



BEN ALLMAN ESTATE AGENTS | 2B SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4QN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these 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.

