



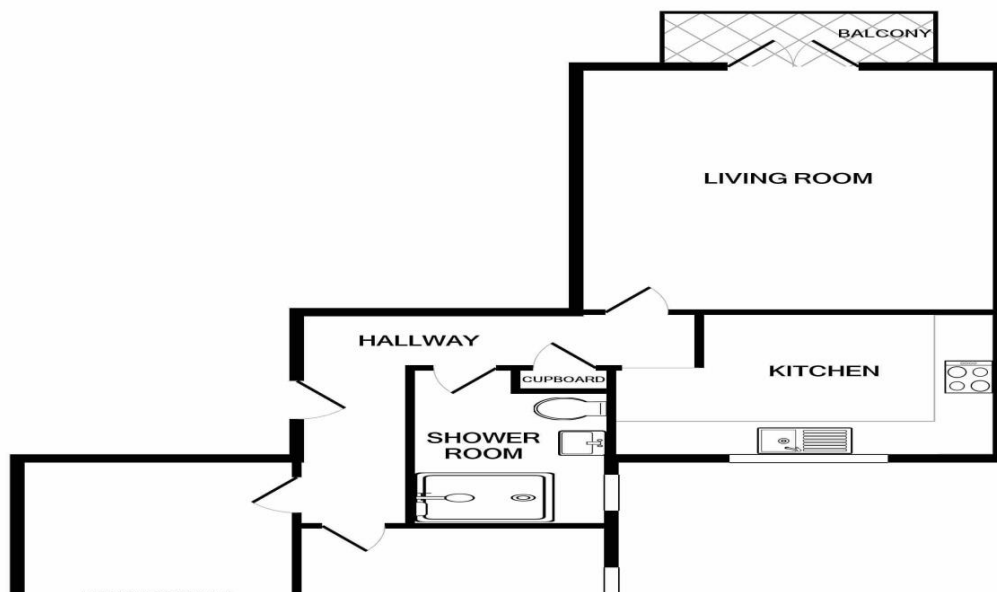
## The Waterside | , Hellesdon, Norwich, NR6 5QN

**£995 pcm**

"VIDEO TOUR" Gilson Bailey Lettings are delighted to offer this simply immaculate two bedroom ground floor apartment set in idyllic location with waterside gardens, yet within easy reach of the airport, hospital and the City centre. The property is presented in excellent decorative order throughout. The accommodation comprises of a secure communal entrance lobby, private entrance hall, large living room with doors to balcony, two double bedrooms, superb modern kitchen, luxury bathroom with double sized shower, gas central heating, double glazing, private allocated parking, communal riverside gardens. Band C Council Tax. UNFURNISHED or PART FURNISHED,

Available From: 19 May 2025





#### Kitchen (Ground Floor)

4.00m ( 13'2") x 2.60m ( 8'7")

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances.

#### Living Room (Ground Floor)

4.00m ( 13'2") x 3.70m ( 12'2")

Large living room with front aspect glazed double doors to balcony which allow much natural light in providing the room with a bright and welcoming feel. Feature fireplace, TV / BT points.

#### Shower Room (Ground Floor)

Luxury suite in white comprising double sized shower cubicle with thermostatic shower, WC and wash basin. Fully tiled walls, frosted window, radiator.

#### Communal Gardens

Superbly maintained communal gardens with sweeping lawn areas, mature shrubs and trees. Stunning river views.

#### Parking

One private allocated parking space, further visitor parking.

#### Balcony (Ground Floor)

Private balcony which provides simply stunning views over the communal gardens and down to the river. Steps down to the garden.

#### Bedroom 1 (Ground Floor)

4.40m ( 14'6") x 2.60m ( 8'7")

Master bedroom, range of fitted wardrobes, radiator.

#### Bedroom 2 (Ground Floor)

3.20m ( 10'6") x 2.80m ( 9'3")

Second double bedroom, rear aspect window overlooking the gardens, radiator.

#### Entrance Hall (Ground Floor)

Secure communal entrance lobby leading to private entrance hall. Built in cupboard, radiator, entry phone.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Not energy efficient - higher running costs</div> </div> </div>			
75	77		
<div> <div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> </div> </div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Directions:** Leave the city via the Drayton Road, proceed over the outer ring road and at the 2nd set of lights turn left into Hospital Lane. The road turns to the left into Low Rd and The Waterside is 1st right.