



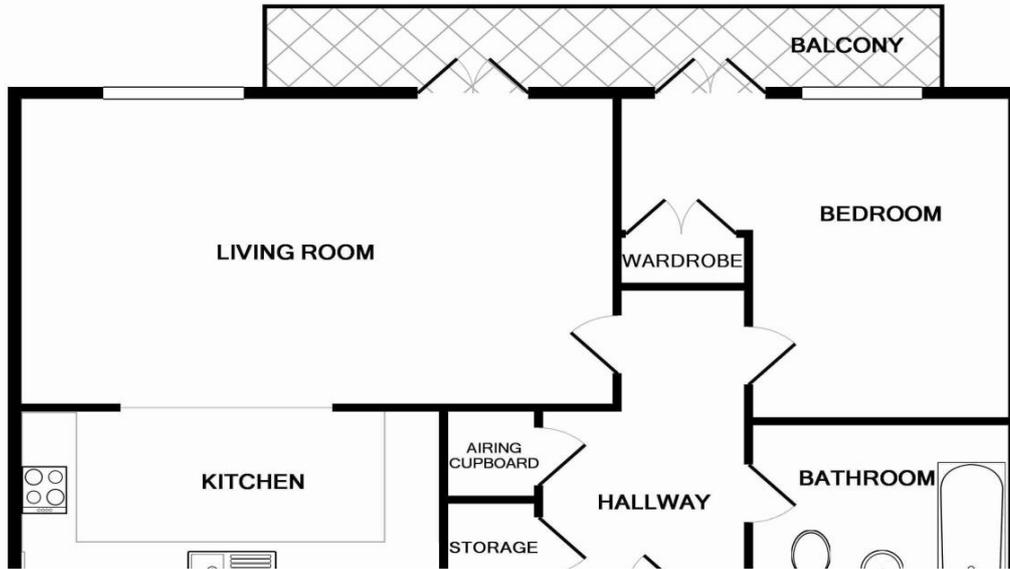
Side Strand | , Wherry Road, Norwich, NR1 1TB

£1,200 pcm

****DOUBLE BALCONY WITH LOVELY RIVER VIEWS**** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT situated in the sought after Riverside development within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside there is one allocated parking space accessed via electric gates. The apartment benefits from double glazing, Electric Heating. EPC RATING C. COUNCIL TAX BAND B.

Available From: 06 April 2026





Entrance (First Floor)

Communal gated entrance with secure intercom system and electric iron gates, communal security entrance with stairs to first floor, door to entrance hall.

Kitchen (First Floor)

2.90m (9'7") x 1.90m (6'3")

Wall and base units, fitted oven and hob, stainless steel splash back, stainless steel extractor, integral washing machine, fridge, freezer, stainless steel single sink, radiator.

Living Room (First Floor)

4.60m (15'2") x 3.30m (10'10")

Double glazed patio door to balcony, double glazed window to front with river views, two radiators, opening to kitchen.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Outside (Ground Floor)

Secure allocated parking and communal gardens.

Balcony (First Floor)

Private balcony providing panoramic views of this attractive stretch of the River Wensum.

Bathroom (First Floor)

Three piece suite comprising of low level wc, pedestal hand wash basin, panelled bath with mixer shower over, glazed shower screen.

Bedroom (First Floor)

4.50m (14'10") x 3.20m (10'6")

Double glazed patio doors to balcony, double glazed Window with river views, two radiators, built in wardrobe.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (70-80) C (55-68) D (30-54) E (11-20) F (1-10) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: From our office on Prince of Wales Rd go down the road and over the bridge. Take the first right into Riverside Rd past the station, the road becomes Koblenz Avenue. Go through 2 sets of traffic lights and at the football ground turn right into Wherry Road. Sidestand is on the left.