

WENSUM VIEW
IN THE CITY OF STORIES

FEILDEN HOUSE



S

THE STORY OF

Wensum View

Apartment 8, Ferry Road, Norwich, Norfolk
NR1 1SW



Internal Size to match Most Town Houses

Show Apartment Available To View

Show Stopping Open Plan Living

Minutes from Norwich Train Station and City Centre

Allocated Parking & Secure Bike Store

Wonderful Specification such as Triple Glazing

Three Bedrooms / Two Bathrooms

70% of Apartments Now Reserved

10 Year Warranty



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“A breath-taking property which matches most townhouses in size.”

The last released of the supersized apartments at Feilden House, ‘Wensum View’ leaves nothing to the imagination. This perfectly proportioned three bedroom newly built home is ready to move into. With almost 1700 sq. ft. internally, it has all the space of a city townhouse.

Located within the bespoke Feilden House, a series of ten homes within the city, Cathedral View enables a luxurious lifestyle, especially being newly finished, but also offers the benefit of low maintenance living.

Throughout this home there is a high specification, including quartz worktops, large open-plan living spaces, three generous bedrooms, two bathrooms, two parking spaces and even a bicycle shed.

This stunning apartment is perfect for those who want to embrace city living - whilst also still being close to the countryside and coast.

With its incredible space, Wensum View rivals the size of a terraced house. You can enjoy the benefits of apartment living, with breath-taking city views including the iconic Norwich Cathedral and Castle, without compromising on space.





The spacious terrace creates the perfect peaceful retreat which can be enjoyed year-round, regardless of the weather. Whether you're indulging in a glass of wine as you enjoy a slower pace of life watching paddle boarders glide by on the river - after spending time in the city sampling the best restaurants, or hosting a cosy winter dinner party with city lights as your backdrop, Wensum View allows you to indulge in everything Norwich has to offer.





Wensum View Specification

KITCHEN

- Contemporary Burbidge cabinetry with soft close handleless doors
- Quartz worktops with upstand & hob splashback
- Under mounted sink with contemporary 1810 Company tap
- LED feature lighting to wall units
- Bosch integrated high level oven
- Bosch integrated high level microwave combination oven
- Bosch integrated 70/30 fridge freezer
- Bosch integrated dishwasher
- Bosch induction hob
- Neff box design extract above hob

UTILITY ROOM

- Stainless steel sink with tap
- Square edge laminate work surface
- Space for washing machine
- Space for tumble dryer

BATHROOM & EN-SUITE

- Contemporary white sanitaryware by Saneux
- Matt black brassware by Saneux
- Wall hung WC pan with concealed cistern
- Vanity unit with 2 drawers and integrated basin
- Touch sensor electric mirror with colour changing LED perimeter light & demister pad
- Heated matt black towel rail
- Large format wall and floor tiling

DECORATIVE FINISHES

- White painted 5 panel internal doors with brushed stainless steel /chrome ironmongery
- Walls painted in white emulsion, with feature wall paint to each room (colour information on request)
- Smooth ceilings in white emulsion
- White satin skirtings & architraves

FLOOR FINISHES

- Karndean flooring to entrance hall and kitchen / utility / living /dining room
- Carpet to bedrooms
- Large format tiles to bathrooms and en-suites

HEATING & WATER

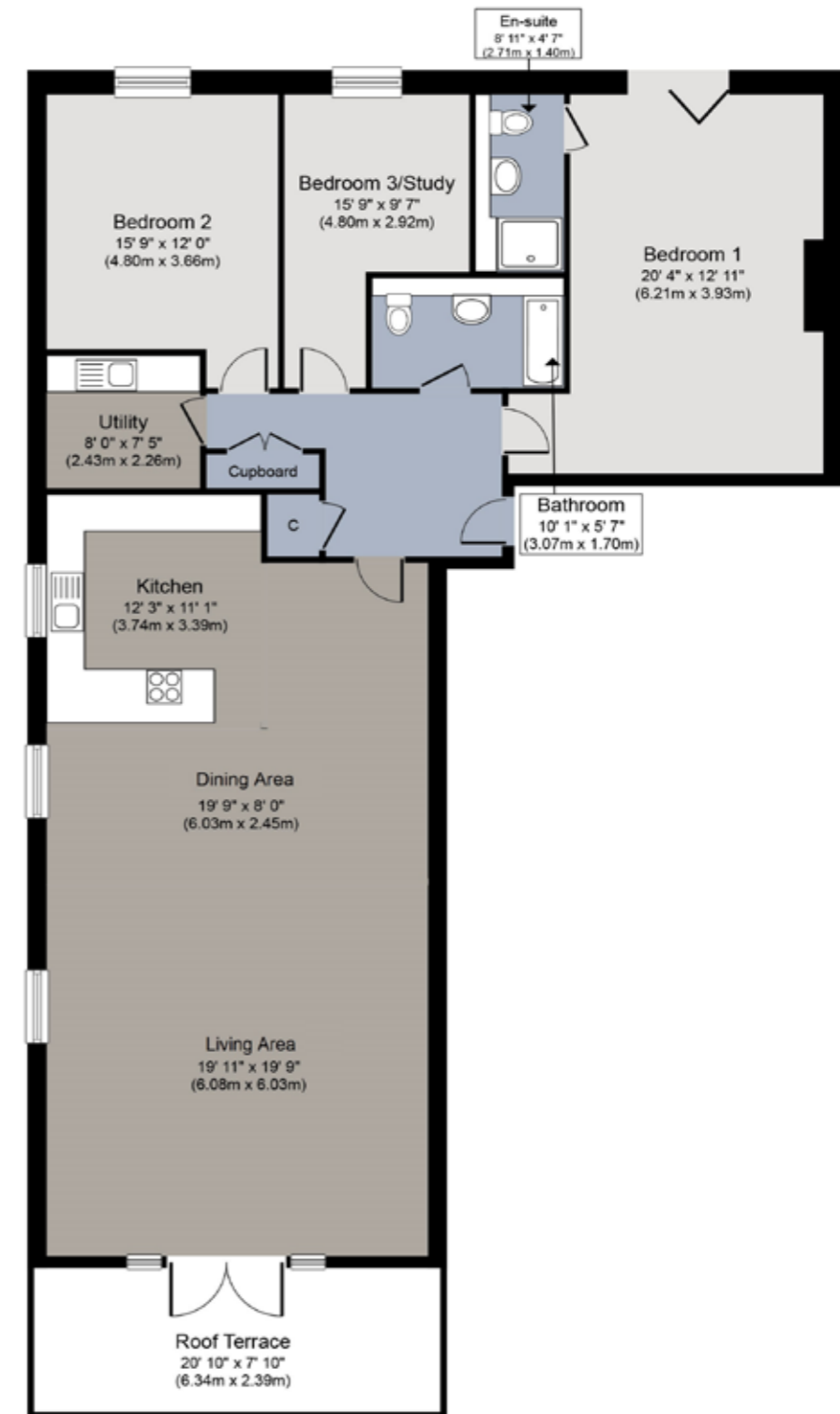
- Underfloor heating throughout
- Individual gas boiler providing heating and hot water
- Heated towel rails to en-suites

ELECTRICAL

- Downlights to kitchen / living / dining room, utility room, hall, bathroom and en-suites
- Pendant light fittings to bedrooms
- LED feature lighting to wall units in kitchen
- Continuous mechanical extract ventilation (CMEV) to all habitable areas
- White electrical sockets and switches throughout
- Stainless steel switches and sockets above kitchen worktop
- Shaver sockets to bathroom
- Television, telephone & data points to selected locations
- Video entry system to each apartment, linked to main entrance door
- Hardwired smoke and heat detectors
- Sprinkler system to all apartments
- Fibre to the Premises (FTTP) broadband installed capable of speeds of IGbs

EXTERNAL FINISHES

- Powder coated Zinc metal cladding to external elevations of building
- High efficiency triple glazed aluminium and timber composite windows
- Toughened glass balustrades
- Hardwood decking to balcony /terrace floors
- Metal privacy screens to terraces



Second Floor
Approximate Floor Area
1,695 sq.ft.
(157.5 sq.m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FW

PROPERTIES

Creating Signature Developments

About the Developer

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardised templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of

culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

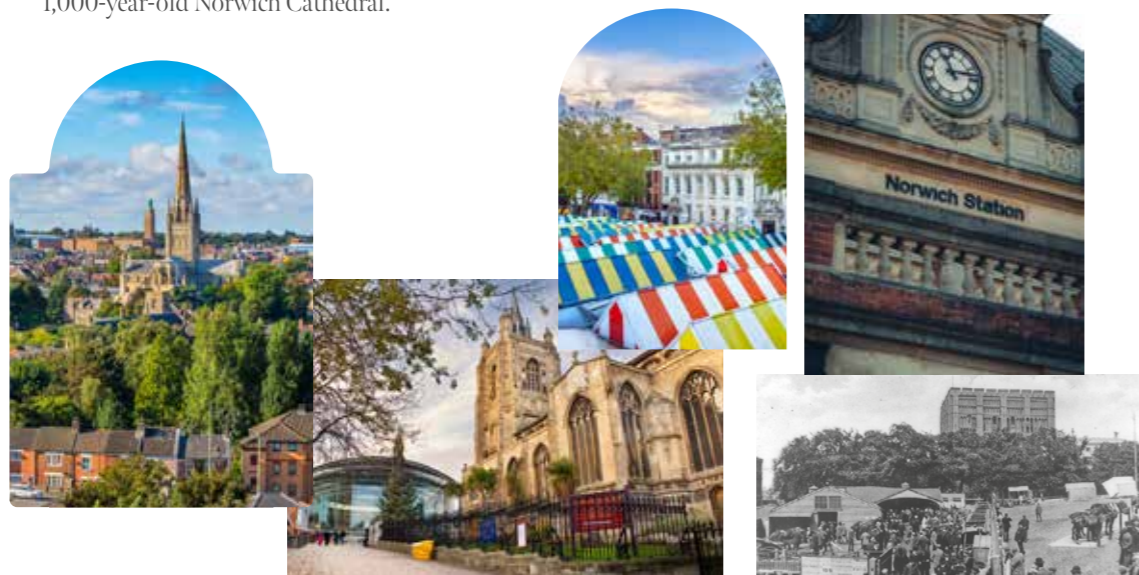
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



In less than an hour you can reach the natural beauty of coastal Sea Palling

“With its location, living in Norwich means you’re still close to both countryside and coast.”

SOWERBYS

SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0500-4558-0732-1004-3573

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold. 999 years remaining.

LOCATION

What3words: ///shovels.secret.bucket

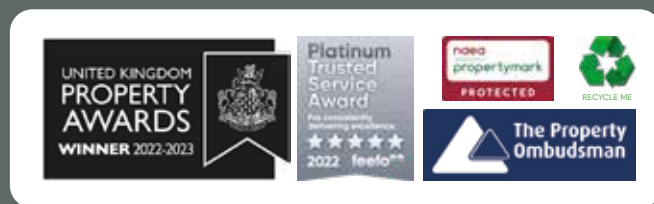
AGENT'S NOTES

Some photographs have been virtually staged to show how the property could look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL