



THE STORY OF

# 5 Printworks Drive

*Norwich, Norfolk*

SOWERBYS





THE STORY OF

# 5 Printworks Drive

Norwich, Norfolk  
NR3 1FN

Impressive Apartment

First Floor

Two Balconies

Fine River Views

Open-Plan Sitting Room and Kitchen

Principal Bedroom with En-Suite

Guest Bedroom and Family Bathroom

Secure Undercroft Parking

SOWERBYS NORWICH OFFICE  
01603 761441  
norwich@sowerbys.com

Discover contemporary living at its finest with this chic first-floor apartment, completed in 2022 by the esteemed builders at Hill's. Perfectly situated for vibrant city life, it's just a short stroll to the bustling city centre. The apartment welcomes you through a communal entrance hall, with convenient lift and staircase access.

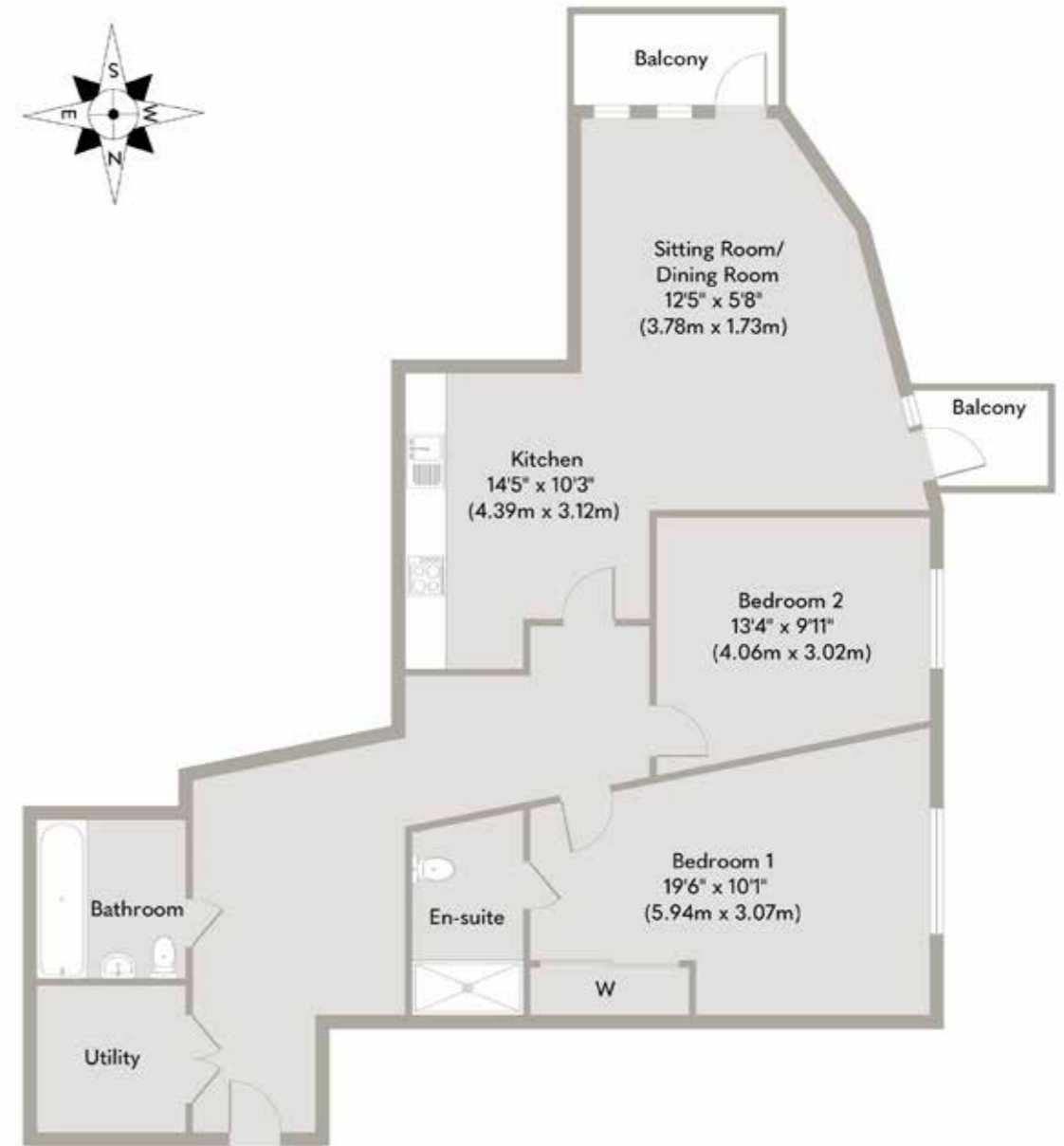
Inside, the open-plan living room and kitchen boast a spacious and luminous design. The modern kitchen is well-appointed and sleek. Step out from the living area onto two exquisite balconies, ideal for soaking up the south and west-facing sunshine and taking in the stunning river views.

The principal bedroom features a stylish en-suite, complemented by a guest bedroom and a separate bathroom.

Parking is a breeze with a private, allocated undercroft parking space included. Experience the perfect blend of style, comfort, and convenience in this exceptional apartment.







Approx. Gross Internal Floor Area 1,238 sq.ft (115.01 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.

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# Norwich

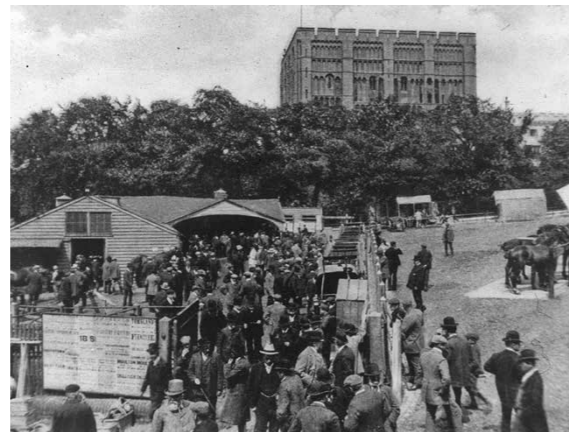
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from Sowerbys



“St James Quay is perfectly situated for vibrant city life...”



### SERVICES CONNECTED

Mains electricity, water and drainage. Central block heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref:- 7104-2168-3532-3126-5593

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. Term of 250 years from 2022, service charge of £2,400 per annum.

### LOCATION

What3words: ///author.work.gaps

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

