



Introducing
Vanguard Chase
Norwich

SOWERBYS

Offering picturesque field views, this impressive two-bedroom top floor apartment was built by the renowned developers Hopkins Homes and benefits from easy access to Norwich City Centre, the University of East Anglia and the Norfolk & Norwich Hospital.

The accommodation comprises a spacious entrance hall with a secure phone entry system and doors leading to the open-plan kitchen/sitting room with multi-aspect views of the surrounding fields and an array of base mounted kitchen units and freestanding appliances. The two bedrooms are both flooded with natural light, with the principal bedroom also benefiting from having built-in wardrobes. The family bathroom is finished with a three-piece white suite including WC, wash-basin and a panelled bath unit.

The property benefits from allocated parking with ample on-street parking available.

COSTESSEY

Costessey is a town and civil parish in the South Norfolk district of Norfolk, England, and is 4 miles north west of Norwich. 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.

AGENTS NOTES

No Pets

Available June 12th

Gas Central Heating

12 Month Initial Tenancy

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words:///spans.allowable.bliss



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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