



Introducing
Printworks Drive, Norwich

SOWERBYS

Located in the tranquil riverside location of St James Quay, this two-bedroom apartment is finished to a high standard, complete with fob-controlled access systems and lift access to all floors. Situated just a stone's throw from the bustling city centre of Norwich and close to Norwich Train Station, the property benefits from energy efficient integral appliances, modern open plan living and two double bedrooms.

Upon entering the apartment prospective applicants are welcomed into the bright hallway, with access to all areas of the property, boasting a generously sized utility cupboard with washing machine, tumble dryer, and ample storage space.

In the heart of this apartment lies the open-plan living/kitchen area, finished to an exceptional standard; The kitchen features a range of wall and base high gloss units, integral energy efficient appliances and an open-plan aspect to the living room. The living space is bright and versatile, offering prospective applicants modern and spacious living, with access to the private balcony. This space over looks communal gardens and offers a glimpse of the River Wensum.

The luxurious main bathroom is complete with a three-piece suite and power shower over bath.

The apartment is completed by two double bedrooms, the principal including a built-in double wardrobe with sliding mirrored doors and an executive en-suite complete with toilet, basin and shower enclosure.

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.

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

No smokers

No parking

Available 13th October 2025

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. 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: ///cliff.salad.soda



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.



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

