



Cannon Wharf King Street, Norwich - NR1 2FG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Cannon Wharf

King Street, Norwich

Situated in the NR1 CITY CENTRE LOCATION forming part of the READ MILLS DEVELOPMENT, this STUNNING APARTMENT offers RIVER VIEWS, OPEN PLAN LIVING and a HIGH SPECIFICATION FINISH. Cannon Wharf occupies a fantastic location, with a LIFT leading to the first floor of apartments, and is occupied by like minded residents who operate an ACTIVE RESIDENTS ASSOCIATION. A well maintained communal entrance offers seating and a SECURE GATED ENTRANCE, with the accommodation comprising a HALL ENTRANCE with two storage cupboards, OPEN PLAN SITTING/DINING ROOM with BALCONY - allowing you to ENGAGE with THE RIVER, and open plan KITCHEN with INTEGRATED APPLIANCES, TWO BEDROOMS and MODERN FAMILY BATHROOM. Secure gated and under cover car parking is provided for one car.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Apartment with River Views
- City Centre Location
- Open Plan Sitting/Dining Room
- Kitchen with Integrated Appliances
- Two Bedrooms
- Family Bathroom with Shower
- Balcony for Alfresco Dining
- Secure Gated Parking

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



SETTING THE SCENE

Cannon Wharf is entered via a secure wrought iron gate, and a secure entrance door, which leads to the communal entrance. Well maintained, seating is offered, with stairs and a lift leading to the first floor. The adjacent wrought iron vehicular entrance leads to the gated parking.

FIND US

Postcode : NR1 2FG

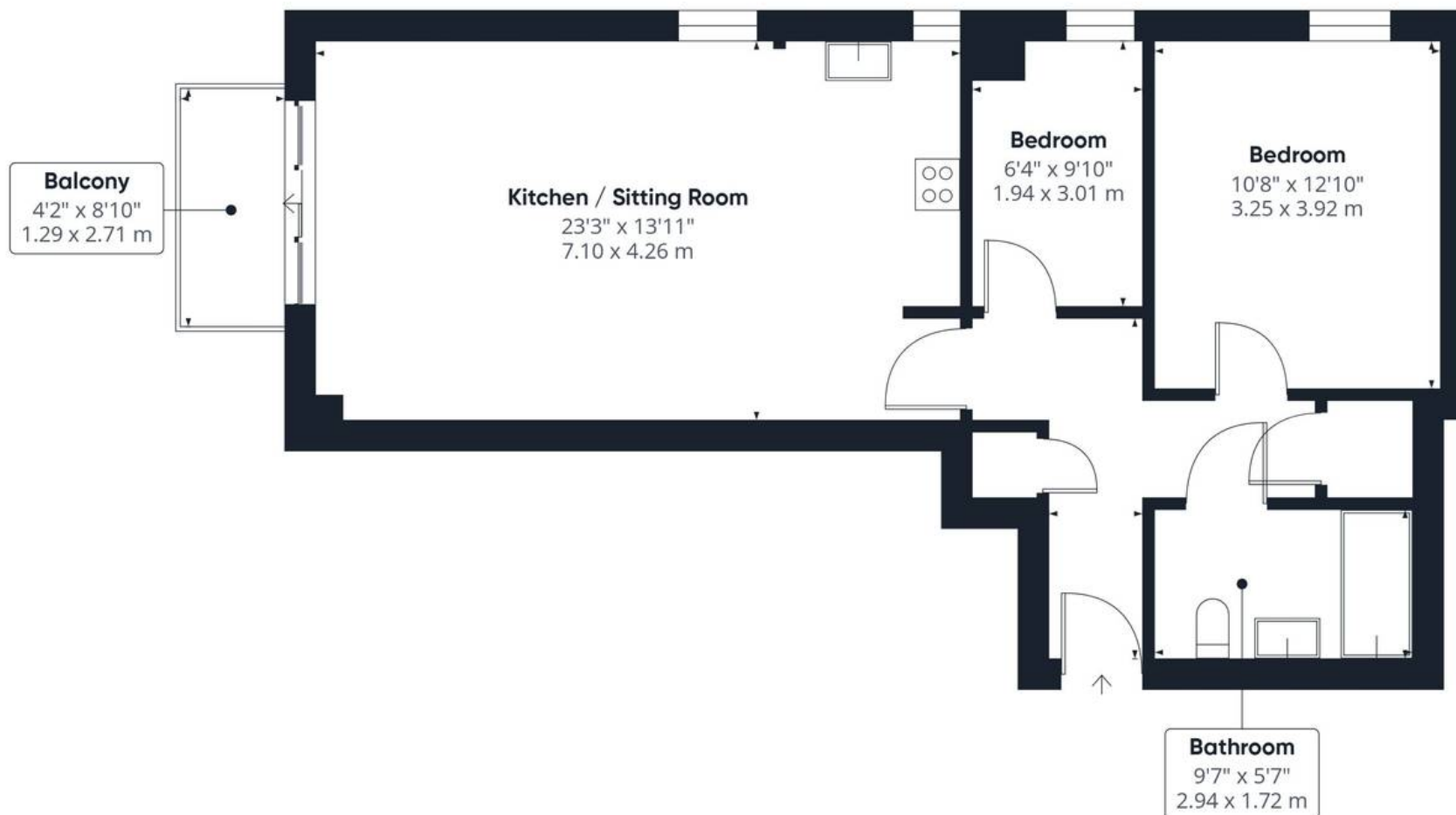
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Balcony





Approximate total area⁽¹⁾

683 ft²

63.5 m²

Balconies and terraces

38 ft²

3.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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