



Apartment 12, Regency Court
Lower Clarence Road, Norwich NR1 1ER

BROWN & CO



Apartment 12, Regency Court, Lower Clarence Road, Norwich NR1 1ER

Wonderfully arranged three-bedroom maisonette penthouse apartment enjoying three bedrooms with an en-suite shower room, open plan living accommodation, 21ft balcony and garage. Fine views over Norwich and superbly located for Norwich train station.

£350,000



DESCRIPTION

Apartment 12, Regency Court is a wonderfully appointed penthouse apartment enjoying well-arranged accommodation on two floors with stunning southerly views over Norwich. The property enjoys a wide entrance hall servicing three spacious double bedrooms and a family bathroom. The principal bedroom is particularly special, measuring over 20ft accompanied by a Juliet balcony and an en-suite shower room.

The upper floor is superbly laid out in an open plan arrangement with a curved vaulted ceiling supported by four magnificent beams stretching across the living quarter. The kitchen area is fitted with the usual necessities together with a range oven which remains with the property. There is also a central island with hanging spotlights throughout.

The balcony acts as the focal point to the penthouse spanning the full length of the property, a super space to watch the hustle and bustle of Norwich whilst being sheltered by the roof covering.

To the outside there is a garage accessed via the main parking area for Regency Court and there is parking for one vehicle directly outside the garage.

Offered to market with no onward chain.

Leasehold information:

Length of lease – 979 years
Services charges – £1,923.70 per annum (approximately)
Ground rent – £1
Managing agents – Watsons
Services – Mains water, mains drainage, mains electricity.
Local authority – Norwich City Council

LOCATION

Located to the east of Norwich within walking distance to the railway station and Riverside development offering a selection of restaurants, bars, cinema, bowling and gym, Norwich City Football Club and Norwich City centre itself.

DIRECTIONS

Proceed out of Norwich on Thorpe Road and turn right into Lower Clarence Road. The entrance to Regency Court is immediately on the left-hand side.



AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

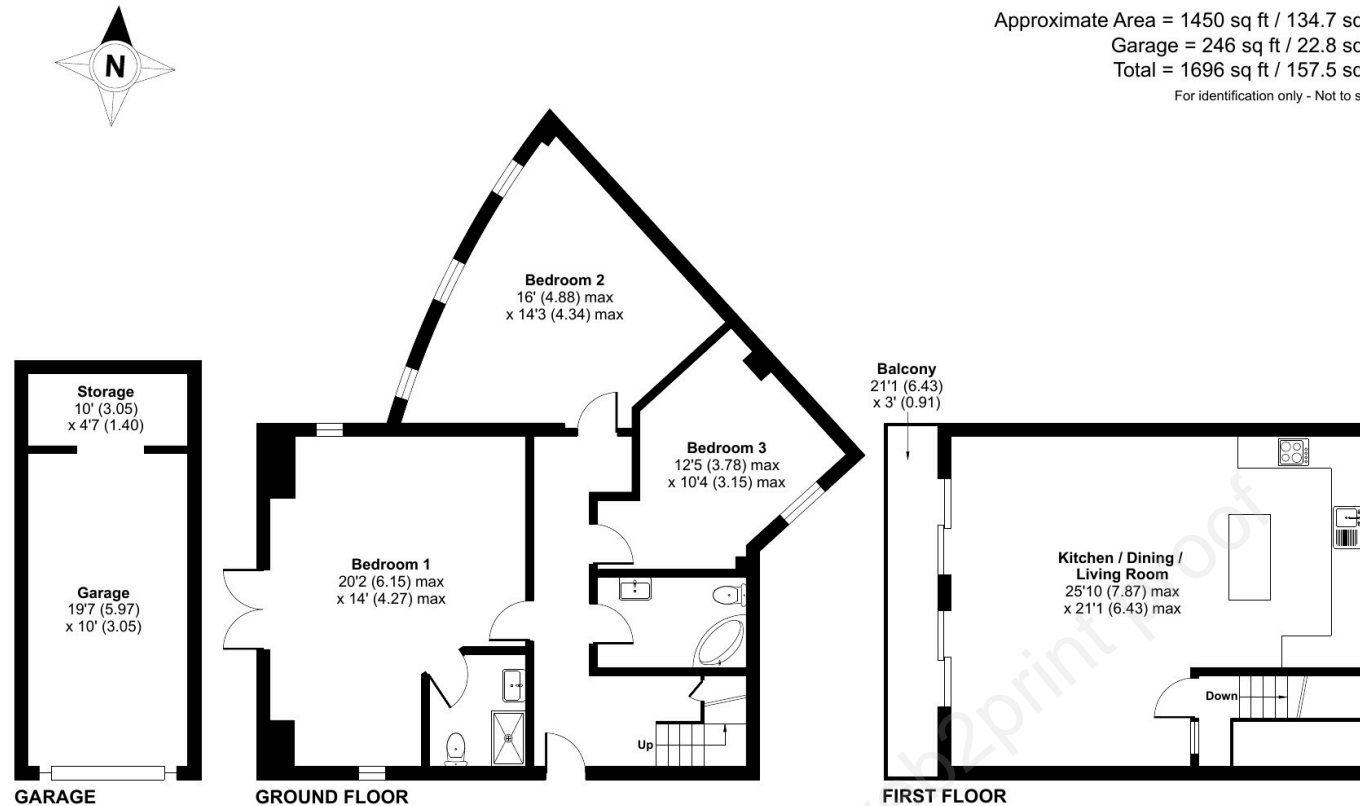
Regency Court, Lower Clarence Road, Norwich, NR1

Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 246 sq ft / 22.8 sq m

Total = 1696 sq ft / 157.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1073534

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