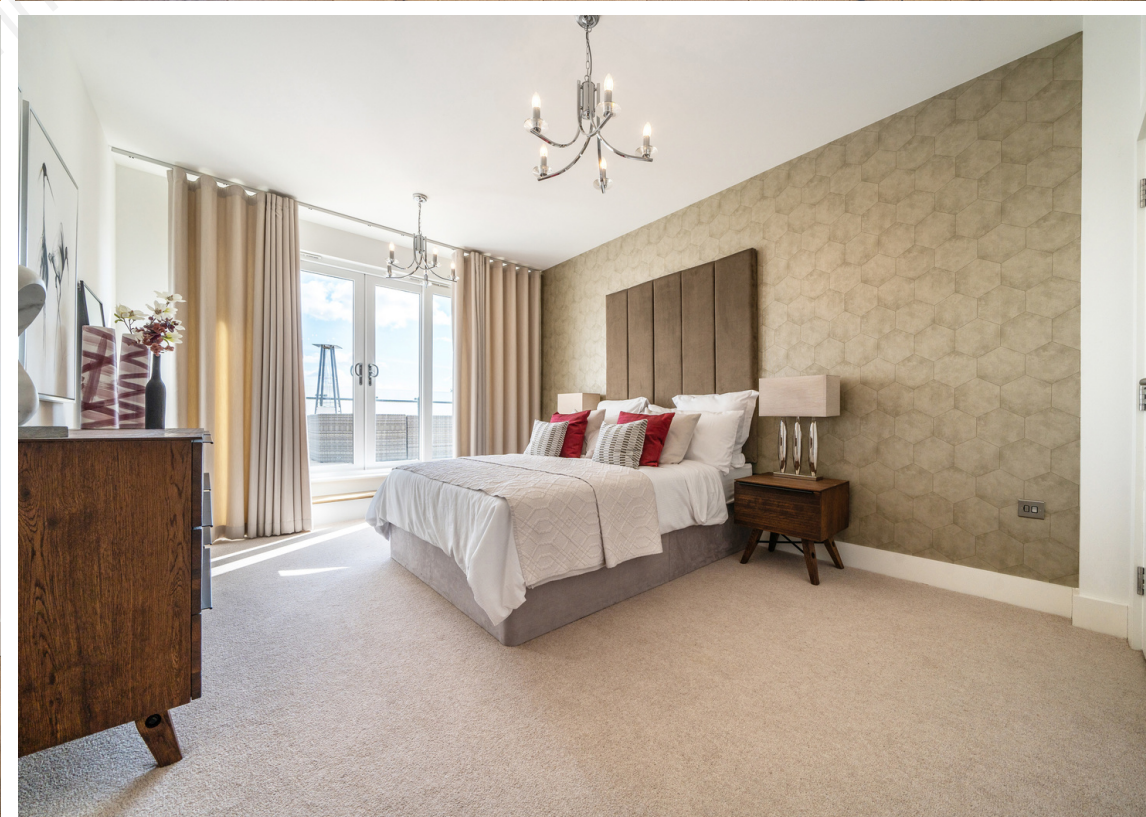




66 Bridgemaster Court  
Wherry Road, Norwich NR1 1XG

**BROWN & CO**



## 66 Bridgemaster Court, Wherry Road, Norwich NR1 1XG

An outstanding penthouse apartment with wonderful views over many landmark sites across the city. Two bedrooms with principal en-suite, open plan living accommodation, extensive terrace, underground parking with lift, intercom access and bicycle storage.

£500,000



### DESCRIPTION

Flat 66, Bridgemaster Court comprises a superb penthouse apartment built within a highly sought-after spot along the River Wensum and within striking distance of all the city's excellent amenities. The property has never been occupied since ownership began, having been purchased from the developer in 2019 and represents a lovely opportunity to take great advantage of the fine views across the city whilst enjoying the outstanding fittings and furnishings throughout the apartment, which come included within the sale.

The communal areas are immaculate at Bridgemaster Court being approached at the front into the main reception hall with a lift providing access to the 6th floor. The apartment is one of four across this level benefiting from well-arranged accommodation and enjoying light and airy feel throughout.

The whole is suitable to a wide range of buyers with accommodation comprising entrance hall, open plan sitting dining living room with integrated appliances and units under granite worktops, two bedrooms both with access out on to the terrace, the principal bedroom benefiting from an en-suite and an additional family bathroom.

Much of the joy of this apartment relates to the roof terrace which circulates beautifully around the apartment offering space to entertain, dine and take in the outstanding views across Norwich.

The property benefits from a secure entry intercom system and there is a secure underground allocated parking space and bicycle storage. The whole being offered to market with no onward chain.

Brown & Co LLP believe that there are 243 years remaining on the lease.

Services: Mains water, mains electricity, mains drainage.

Ground rent - £350 Per annum.

Maintenance fee - £2,877.62 Per annum.

Council tax band - D.

EPC Rating: B

### LOCATION

The development is conveniently located within walking distance of the city centre and all of the excellent shopping facilities, restaurants, cafes, public houses, theatres, cinemas, and health & leisure centres that the fine City of Norwich has to offer. Norwich Railway Station and Norwich City Football Club are only a short

distance away.

### DIRECTIONS

Leaving Ber Street, coming away from the City Centre turn left onto Bracondale. follow Bracondale moving into the left-hand lane and at the traffic lights turn left onto King Street. follow King Street onto Koblenz Avenue and after you go over the bridge turn left onto Wherry Road. Bridgemaster Court will be located on the left-hand side just after Riverside Leisure Centre.

### 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**

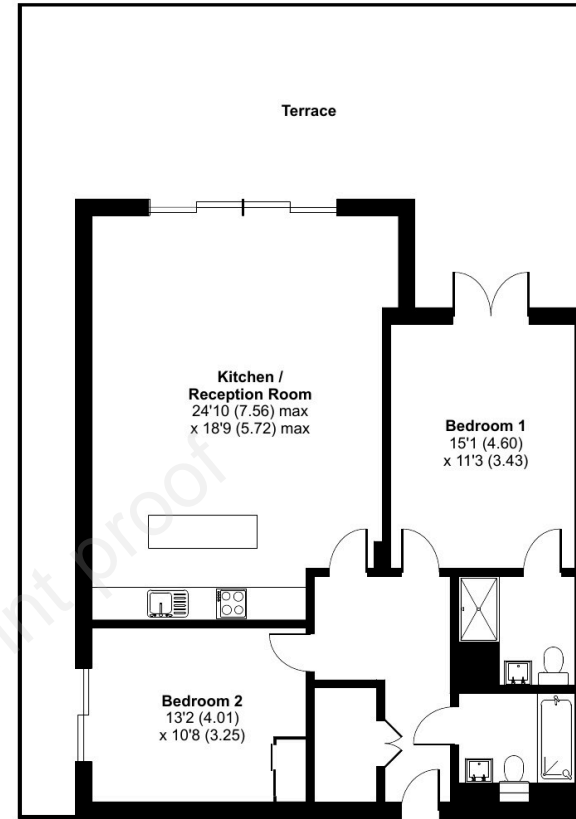




# Bridgemaster Court, Wherry Road, Norwich, NR1

Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



SIXTH FLOOR

Energy rating	Current	Poten
A		
B	85 B	85
C		
D		
E		
F		
G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Brown & Co. REF: 1183579

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