



18 The Waterside

Hellesdon, Norwich, Norfolk, NR6 5QN

BROWN & CO



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A well-proportioned and spacious apartment overlooking the River Wensum with garage.

Guide £400,000 - £425,000 LEASEHOLD



DESCRIPTION

This delightfully presented two bedroom apartment has spectacular views over the Wensum Valley and benefits from a garage and a large storage room.

The private and exclusive Waterside Development is located on the banks of the River Wensum and enjoys a peaceful atmosphere with beautifully kept communal gardens with fishing rights to take full advantage of its riverside location.

This penthouse apartment provides light and bright accommodation over one floor and comprises entrance hall, kitchen, dining room and reception room with Juliet balcony overlooking the communal gardens and river, principal bedroom with en-suite shower room and built in wardrobes, and a further double bedroom and family bathroom.

Alongside the 1,600sq.ft. of space within the apartment, there is a garage and separate parking space together with shared use of guest car park spaces as well as a basement space for additional storage purposes.

LOCATION

The property is located on the banks of the River Wensum with beautiful walks on the doorstep including Marriott's

Way which offers 24.6 miles of footpath, bridleway and cycle route following two disused railways lines between the historic market town of Aylsham and the medieval city of Norwich. Norwich city centre is located about 3.5 miles away and provides all levels of shopping from every day to specialist, alongside banking and various public houses. There are renowned restaurants and leisure pursuits throughout the city. Private education can be found in a number of schools, both boys and girls, alongside state education from primary through to the University of East Anglia. There is a regular rail service to London Liverpool Street with a fastest journey time of 90 minutes.

DIRECTIONS

Head out of Norwich on Dereham Road, turn right at the roundabout on to Sweet Briar Road, at the first junction you come to turn left on to Hellesdon Hall Road. Continue past Hellesdon Barns Garden Centre and then turn right onto Low Road. Continue on Low Road for about 0.5 mile and you'll then see a sign for The Waterside on your left-hand side. The property is located in the far left hand corner of the development.

LOCAL AUTHORITY

Broadland District Council. Tax band E.

TENURE

Leasehold with a share of the freehold. 999 year lease from 1st January 2016. Maintenance, insurance, window cleaning, garden etc is approx. £1,258p/a and there is no ground rent to be paid on the property.

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





The Waterside, Norwich, NR6

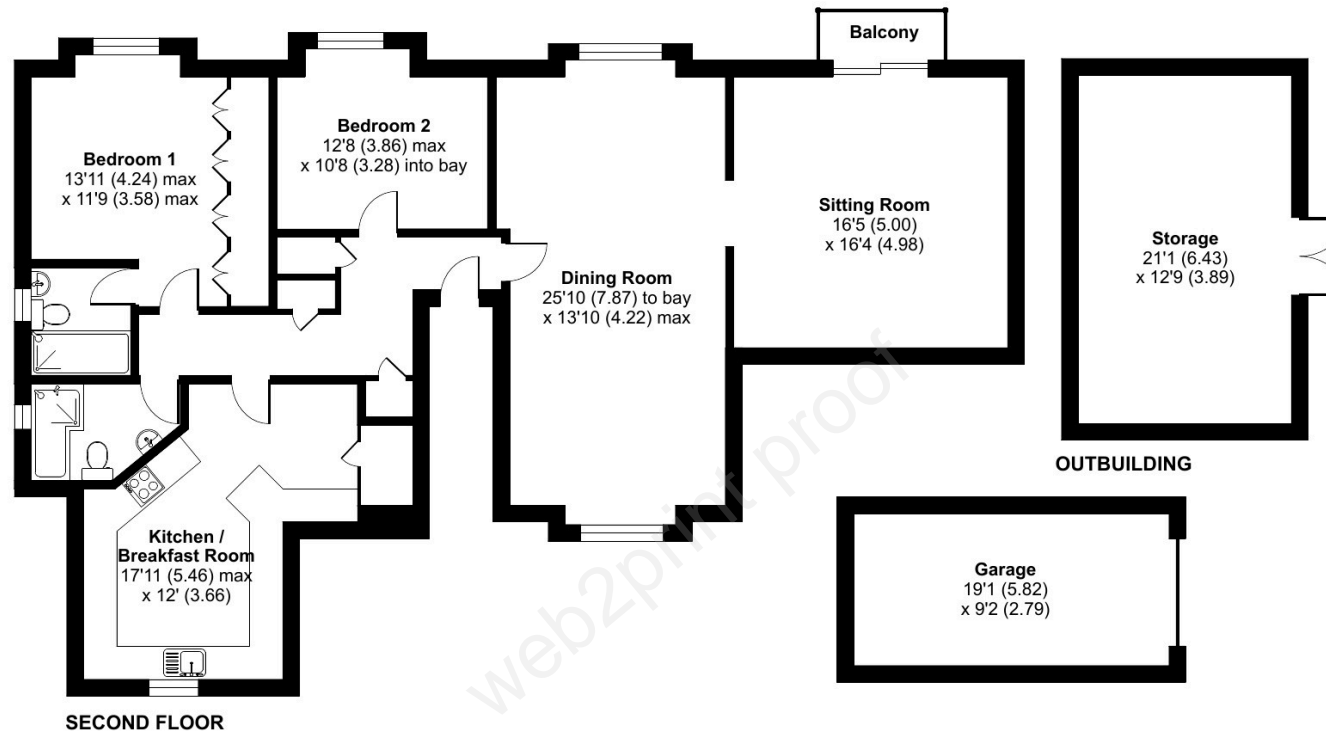
Approximate Area = 1441 sq ft / 133.8 sq m

Garage = 174 sq ft / 16.2 sq m

Outbuilding = 270 sq ft / 25.1 sq m

Total = 1885 sq ft / 175.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Co. REF: 1310557

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants