



Barrack Street,  
Norwich

**SOWERBYS**

Forming part of the desirable St James Quay development, this brand-new residence provides an opportunity to experience unrivalled city centre living.

Upon arrival to the property, prospective tenants are immediately welcomed in to the cosy sitting room which bathed in natural light, provides adequate dimensions for all traditional furnishings. Beyond the sitting room, you will find the modern fitted kitchen, home to an abundance of cupboard and worktop units, ideal for those looking to display their culinary skills. The kitchen is offered with an integral electric oven, hob, fridge freezer and a washer/dryer. Completing the ground floor accommodation is a cloakroom with wash basin & WC.

Stairs located in the sitting room lead prospective tenants to the first floor bedroom and bathroom accommodation. The principal bedroom is a spacious double room benefiting from a fitted wardrobe. Complimenting the bedroom is a luxury en suite comprising a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property benefits from a private rear enclosed garden with patio & gravel areas.

Available now on an initial 12 month tenancy.

## **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.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. 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.

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 NOTE**

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

## **COUNCIL TAX**

To be confirmed.

## **ENERGY EFFICIENCY RATING**

C. 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: [:///cube.landed.toned](#)





# 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.



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