

709 Richard
Hawthorn House
Norwich
NR1 1GS



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Asking Price £170,000

The modern top-floor apartment by the river...

Set on the top floor of a contemporary development at Canary Quay, this stylish one-bedroom apartment offers an enviable riverside lifestyle just moments from the heart of Norwich. With sweeping views across the city skyline and towards the river, this beautifully finished eighth-floor residence is perfect for those seeking both comfort and convenience.

Internally, the apartment is thoughtfully laid out, featuring a spacious entrance hall with utility storage, including a washing machine and tumble dryer neatly tucked away. The open-plan kitchen, dining and living space is bathed in natural light and finished to a high standard, complete with built-in appliances, induction hob, and ample cupboard space—ideal for modern living and effortless entertaining.

The double bedroom is generous in size and benefits from built-in wardrobes, dual TV points, and more of those elevated views towards the surrounding architecture and river below. A sleek and modern bathroom adds further appeal, and the property is offered chain-free.

This all-electric flat benefits from individual room-controlled heating, and residents have the option to rent a space in the secure underground car park.

The location is a standout feature—just a short stroll from Norwich city centre, with its vibrant mix of independent shops, restaurants, cafes and cultural attractions. Norwich train station is within easy walking distance, making it ideal for commuters, and of course, the iconic Carrow Road stadium is virtually next door.

Whether you're a first-time buyer, professional, or looking for a sound investment, this superb apartment at 709 Richard Hawthorn House offers modern living in a sought-after riverside setting.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
Norwich

Council Tax Band B

EPC Rating B



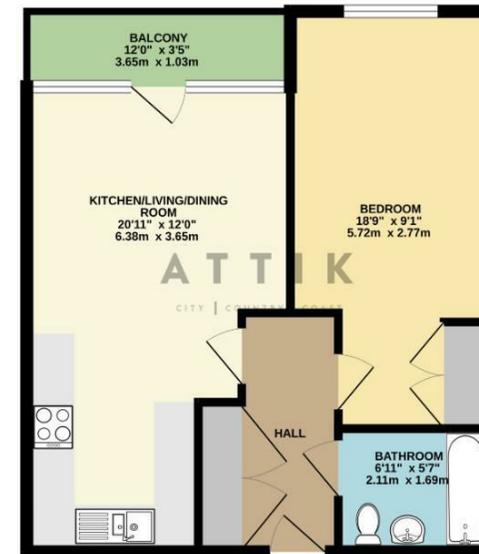
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GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, levels and any other items not appropriate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
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