

TO LET

Apartment

RICHARD HAWTHORNE HOUSE NORWICH NR1 1GS

Per Month

£1,350 Per

FEATURES

- Overlooking The River
- Two Bedrooms
- Parking £85 pcm
- Open Plan Living
- Ensuite



2 Bedroom Apartment located in Norwich

Available TO LET in heart of Norwich, this stunning ultra-modern apartment on Canary Quay offers a luxurious lifestyle with a touch of elegance. Situated on the fourth floor, this apartment boasts picturesque river views, overlooks the communal gardens and the convenience of being within walking distance to the vibrant city centre.

With two bedrooms, including an ensuite shower room and a separate bathroom, this apartment provides the perfect blend of comfort and style. The open-plan living space is designed to perfection, offering a seamless flow between the living area and a quality kitchen - ideal for showcasing your culinary skills to friends and family. The balcony is a perfect place to end a busy day.

Additionally, the option of parking is available for a monthly fee of £85.00 per month, ensuring that convenience is always at your fingertips. Don't miss the opportunity to make this exquisite apartment at Canary Quay your new home.

Entrance Hall

Doors to kitchen/living area, two bedrooms, and bathroom. Built in cupboards.

Open Plan Kitchen/Dining/Sitting Room

21'3" x 10'10"

Sealed unit double glazed windows and door opening to the balcony with great views over the well tended gardens and the river beyond. Range of fitted wall and base units with worktops over, sink and drainer, integrated appliances to include Smeg oven and hob, fridge-freezer and dishwasher. Radiator.

Principal Bedroom

14'10 x 9'10"

Double glazed window, radiator.

En-suite

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two

14'0" x 9'1"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

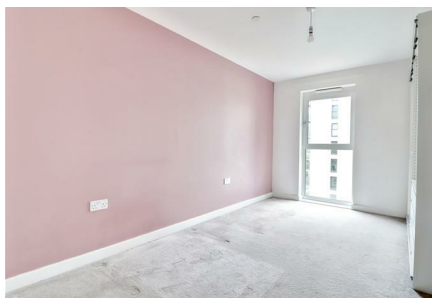
Outside

Residents bike store and communal gardens with stairs and secure gate leading to the river. There is an underground secure car park which the owners pay £85 a month for an allocated space.

Agent Notes

Local Authority - Norwich City Council, Tax Band C.

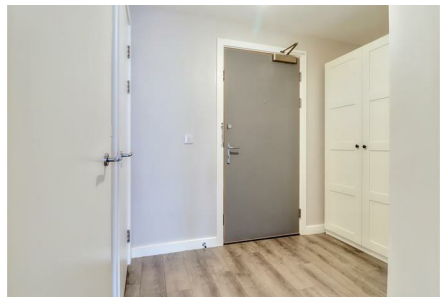
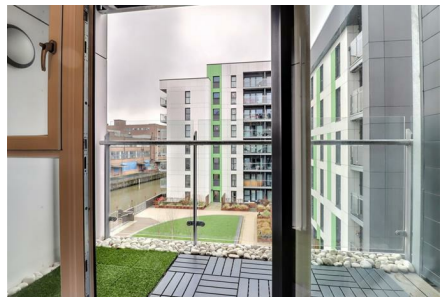
Parking Space £85 per month



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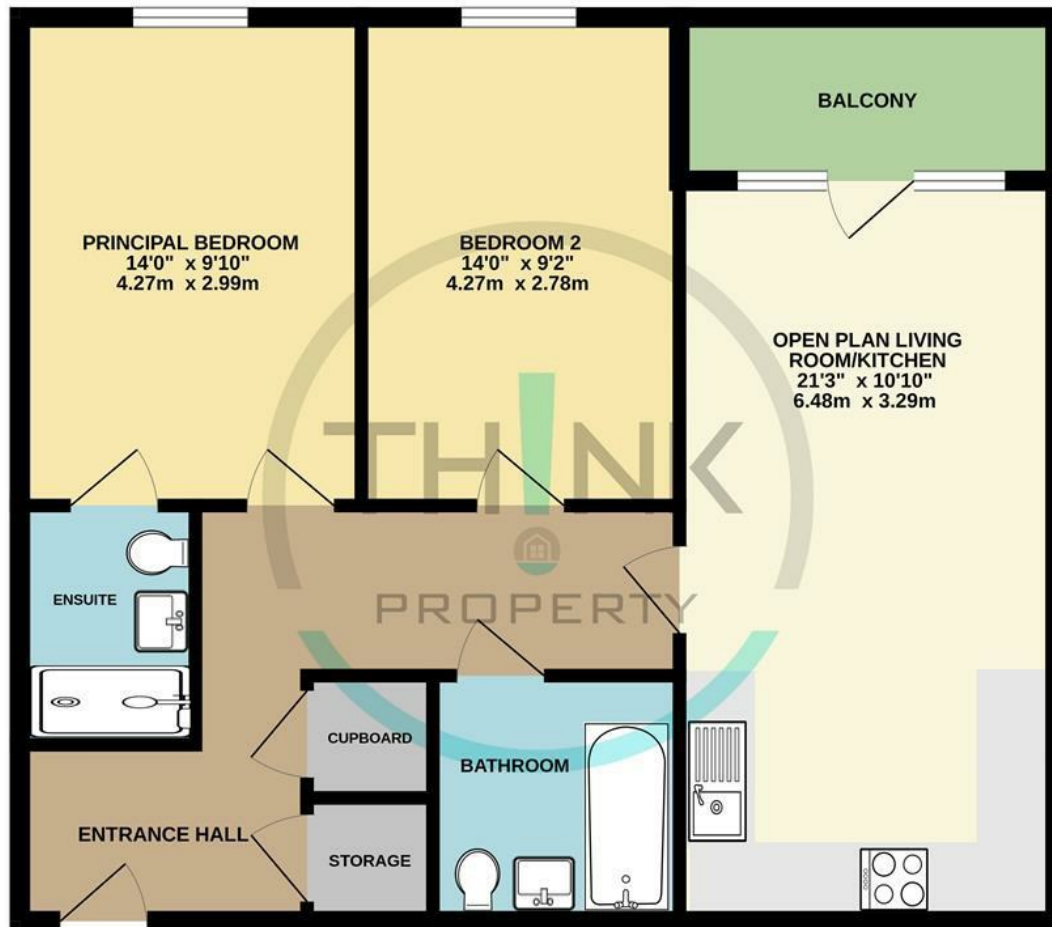


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FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

