

S

THE STORY OF

1 Baltic Wharf

Norwich, Norfolk

SOWERBYS



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1 Baltic Wharf

Norwich, Norfolk
NR1 1QA

Four Storey Townhouse

Wonderfully Presented Throughout

Highly Versatile Accommodation

Principal Suite to Top Floor

Desirable City Centre Location

Integral Garage

Open Plan Living Options

Private Balcony

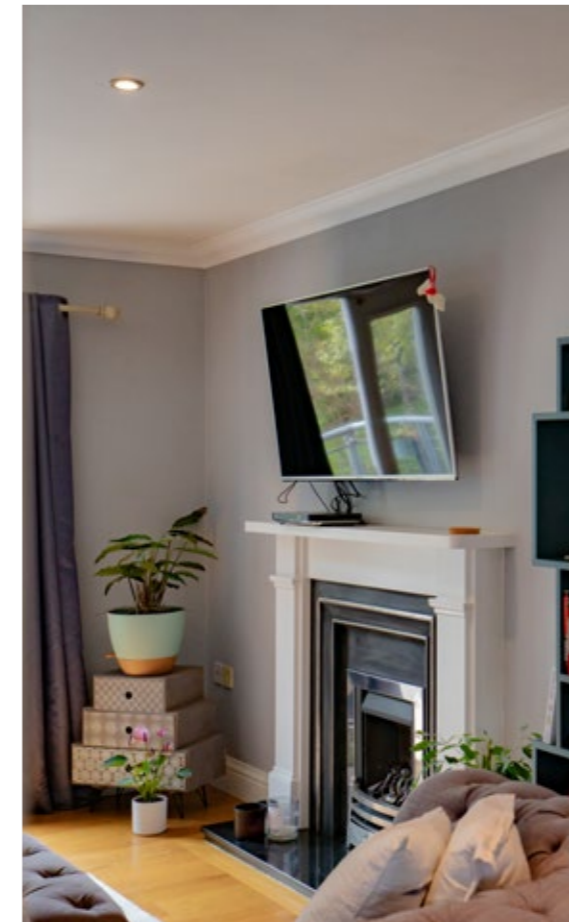
Off Road Parking

SOWERBYS NORWICH OFFICE

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In the heart of the fine city, this elegant and brilliantly versatile townhouse offers four storeys of immaculately presented accommodation, creating a peaceful sanctuary amongst the thriving culture and vibrant community of Norwich.

Perfectly designed for entertaining, the accommodation combines flexible living spaces with stylish finishes throughout, all within easy reach of independent cafes, riverside walks, excellent schooling and amenities, shopping and restaurants that make Norwich a place to live.

The ground floor entrance hall ensures a warm welcome home, while the study, utility room and integral garage provide an impressive array of practical features suited to modern living.

Splendid reception spaces occupy the first floor, including a sociable kitchen and dining room fitted with a superb range of cabinetry and generous preparation space. The formal sitting room enjoys direct access to a spacious private balcony overlooking the river.

Three guest bedrooms are arranged across the second floor, including one with integrated wardrobes and a stylish en-suite shower room, while two further double bedrooms are served by the contemporary family bathroom.

Occupying the entire top floor, the principal suite offers a luxurious retreat complete with a walk-in wardrobe and a substantial en-suite shower room.

Off-road parking further enhances this impressive home, while the private rear courtyard garden provides a low-maintenance outdoor space, ideal for summer BBQs with friends and family or simply unwinding with a good book after a fulfilling day enjoying all the city has to offer.



A homely and peaceful
sanctuary...





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Norwich

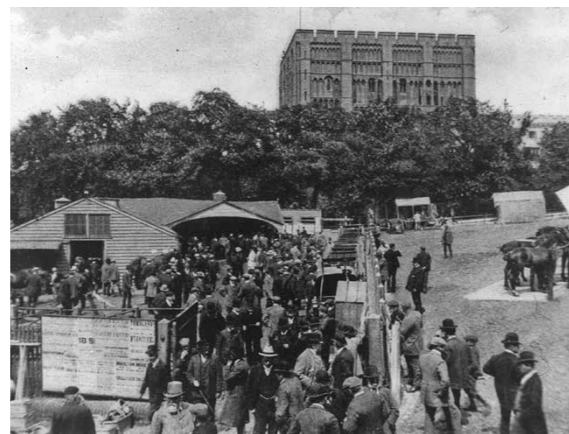
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

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.



Note from Sowerbys



“Elegant city living with river views in the heart of Norwich.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8066-7723-4130-0554-9902

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///basket.packet.purple

AGENT'S NOTE

Service charge of £368 per annum.

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SOWERBYS

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