

STOBART
& HURRELL

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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Set within a highly regarded riverside development and enjoying outstanding views across the River Wensum, this impressive upper-floor apartment offers an exceptional first home or investment opportunity. Perfectly positioned in the heart of Norwich's historic Cathedral Quarter, it sits within easy reach of an array of local amenities, including boutique and high-street shops, restaurants, traditional pubs, vibrant nightlife, and a wealth of archaeological and historical attractions.

Offered with no onward chain, the property benefits from an allocated parking space and beautifully maintained communal grounds, complete with seating areas that lead down to the river's edge.

Accessed via a communal entrance hall with a secure intercom system, the apartment provides step-free access throughout, making it particularly wheelchair friendly and easy to navigate. The heart of the home is the generous open-plan lounge, kitchen and dining area, which opens directly onto a sizeable private balcony, measuring approximately 8.5 x 7.5 metres, overlooking the river, a perfect spot to unwind and enjoy the peaceful waterside setting. A well-proportioned double bedroom with built-in storage and a modern bathroom complete the accommodation.

Ideally situated, the apartment is within walking distance of Norwich city centre, the Riverside leisure and retail complex, Norwich City Football Club, and Norwich train station, making it an excellent choice for commuters, professionals, or anyone seeking a stylish and serene city base.



Upper Floor



Apartment



Older



1 Bathroom



1 Reception



1 Bedroom



Tax Band C

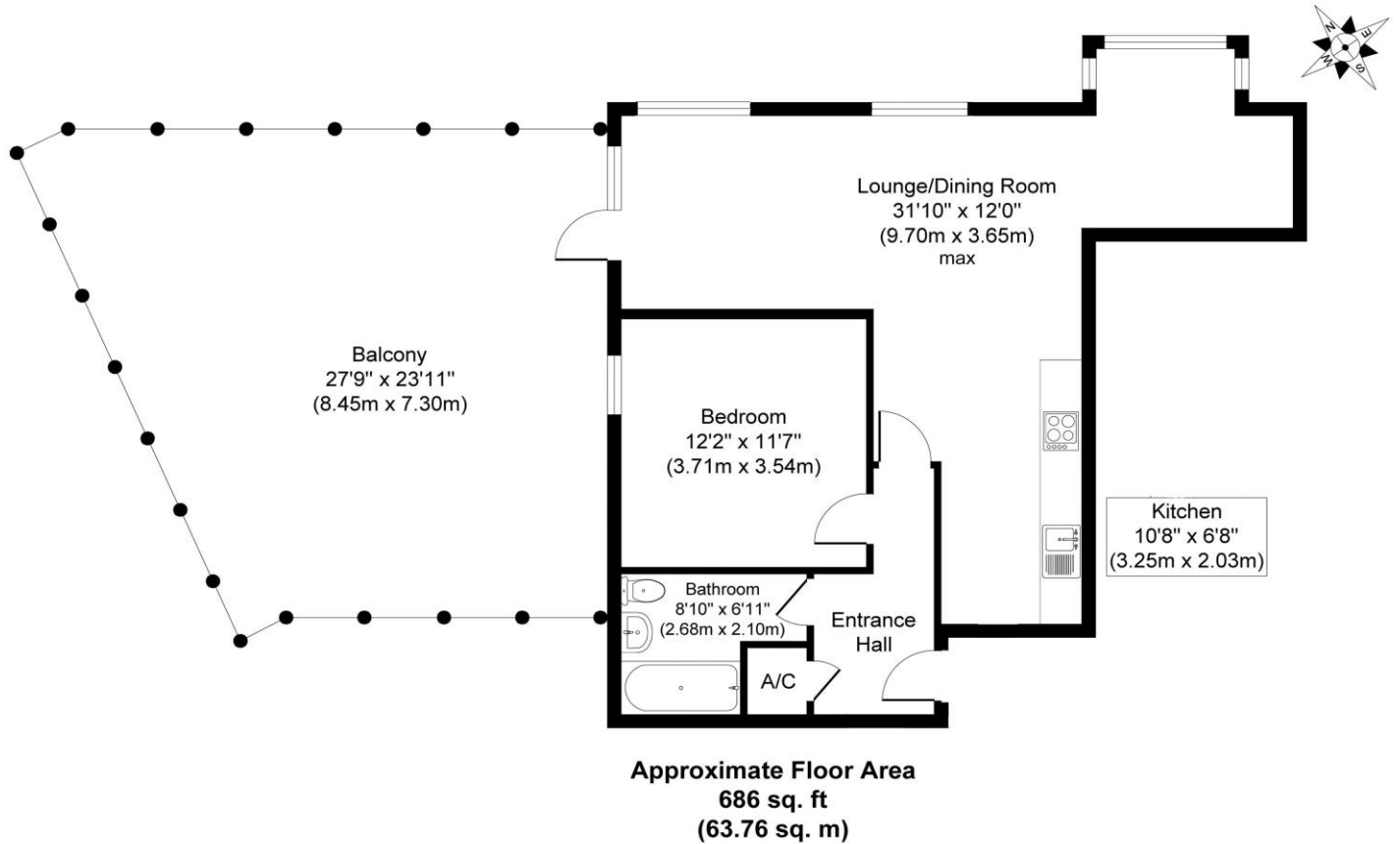


Off-Road
Parking



Allocated Parking
Space





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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