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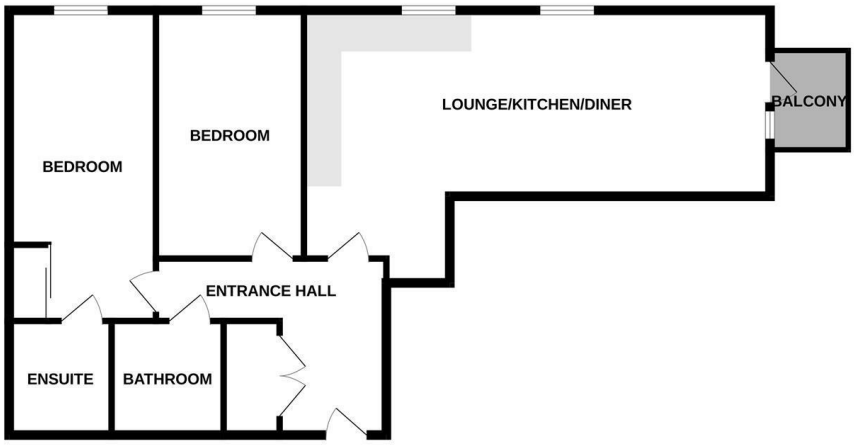
Offers In Excess Of £310,000

STUNNING SPACIOUS APARTMENT WITH ALLOCATED PARKING Gilson Bailey are delighted to offer this stunning, modern and spacious, two bedroom fifth floor apartment, boasting impressive far-reaching views and ideally positioned within the highly sought-after NR3 area of Norwich on the edge of the City Centre. Offered with the significant advantage of no onward chain, this stylish apartment provides contemporary and well-proportioned accommodation, perfectly suited to those looking to enjoy modern city living. Accessed via secure intercom entry, the property comprises a welcoming private entrance hall leading into a superb open-plan lounge/kitchen/diner, creating a fantastic sociable space for cooking, dining, relaxing and entertaining, with direct access to a private balcony enjoying wonderful elevated views across the surrounding area. There are also two generously sized bedrooms and a modern family bathroom, with bedroom one enjoying the added luxury of its own en-suite shower room. Outside, the apartment benefits from the considerable advantage of one allocated off-road parking space, a particularly valuable feature so close to the City Centre. Further benefits include double glazing and underfloor heating. Combining spacious open-plan living, two bedrooms, two bath/shower rooms, a private balcony, stunning views and a desirable NR3 location, this impressive chain-free apartment is sure to appeal to a wide range of buyers, so be quick to book a viewing.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

FIFTH 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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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Secure intercom entry with stairs and lift to fifth floor. Front door to:

Entrance Hall
Doors to lounge/kitchen/diner, two bedrooms, bathroom and large utility cupboard with washing machine.

Lounge/Kitchen/Diner 28'7" x 11'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, and dishwasher, two double glazed windows, door to balcony.

Bedroom One 18'11" x 8'11"
Double glazed window, built in wardrobe.

En-Suite 7'0" x 6'3"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 15'1" x 9'1"
Double glazed window.

Bathroom 6'11" x 4'11"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside
One allocated parking space and well maintained communal grounds.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold
Term: 250 years less 3 days commencing on and including 17 January 2020.
Service Charge: £2600 per annum

Utilities
Fibre to the property.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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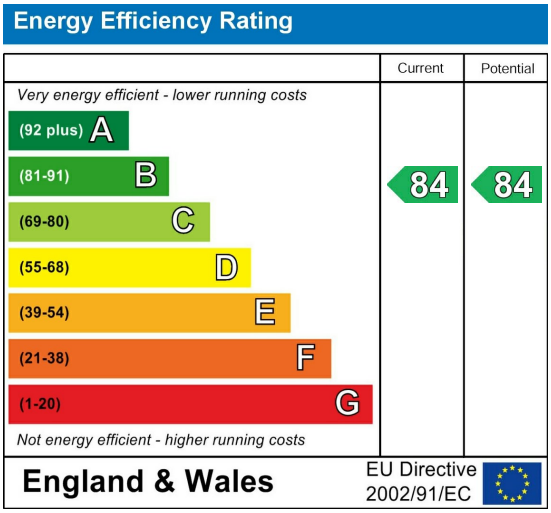












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.