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## **Conisford Court**

Norwich, NR1

"A rare opportunity to acquire a striking penthouse apartment set in the heart of Norwich. Occupying the fourth floor of a modern and architecturally interesting development, this exceptional residence combines contemporary design, impressive internal space and a wrap around roof terrace with panoramic city views. Built in 2017 and finished to an excellent specification throughout, the apartment offers luxurious city living with privacy, security and convenience at its core."





Positioned on the top floor of the impressive Conisford Court development, this outstanding penthouse apartment offers a sense of exclusivity rarely found within the city centre. Designed by the respected architectural practice Fielden and Mawson, the building was constructed in 2017 with contemporary grey brick elevations and stylish cladding details.

Residents benefit from secure key fob controlled access to the building and lift, with entry to individual floors restricted for added security. Visitor access is managed via a videophone system, while the private residents' car park sits behind automated security shutters. The property benefits from two spaces and includes an electric charging point. A concierge service further enhances the convenience and appeal of the development.

Inside, the apartment reveals a beautifully appointed interior designed for modern living. The centrepiece of the home is the expansive open plan kitchen, living and dining space. This impressive room is flooded with natural light and opens directly onto a generous wrap around roof terrace, creating a seamless connection between indoor and outdoor living while offering elevated views across the skyline of Norwich including Norwich Castle.

The kitchen has been finished to a high standard with gloss cashmere cabinetry, soft closing cupboards and drawers and a clean contemporary design that integrates perfectly with the main living space.

The apartment provides three generous double bedrooms, two of which enjoy en suites and walk in wardrobes, creating luxurious bedroom suites. The third bedroom offers flexibility as guest accommodation, a study or additional living space. A separate utility room and additional WC further enhance the practicality of the layout. All sanitary ware in the bathrooms and the WC have been upgraded and feature solid marble.

Throughout the apartment, the specification reflects the quality of the development. Porcelain plank style tiling runs through the main living areas, while the bedrooms are finished with neutral carpeting. Oak veneer internal doors with high quality ironmongery, recessed lighting and smooth plastered walls contribute to the elegant finish. There is even a Sonos music system installed throughout via discreet ceiling speakers.

Comfort cooling and mechanical ventilation with allergy filtration and heat recovery provide a comfortable environment throughout the year. Thermostatically controlled underfloor heating runs across the entire apartment, supported by a pressurised multi boiler system providing continuous hot water.

The result is a sophisticated penthouse residence that offers space, design quality and outdoor living rarely available within central Norwich.









## **Families**

While ideally suited to professionals and those seeking an impressive city residence, the apartment also offers flexibility for family life. Three double bedrooms, generous open plan living space and the expansive roof terrace provide ample room for modern living.

Families also benefit from access to a wide range of schooling and green spaces across Norwich, while the city's museums, theatres and parks offer plenty of opportunities for leisure and recreation.

## **Location**

Conisford Court is perfectly positioned within the historic centre of Norwich, allowing residents to enjoy the very best the city has to offer just moments from their front door.

Norwich is widely regarded as one of England's most characterful cities, combining medieval architecture, independent retail and a thriving cultural scene. Landmarks such as Norwich Cathedral and Norwich Castle sit alongside a vibrant selection of restaurants, cafés and bars.

The nearby Riverside district offers cinemas, gyms and leisure facilities, as well as Norwich railway station providing regular services to London and Cambridge.



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### **Our Agent's View**

"Penthouse apartments of this calibre rarely become available in Norwich. The combination of striking architecture, high specification interiors and a wrap around roof terrace with exceptional views creates a truly special home.

For buyers seeking contemporary city living with privacy, security and generous outdoor space, this property represents one of the most impressive apartments currently available in Norwich."

**Samuel Le Good** | Partner



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## Agent's Details



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