

# propertyladder



## Ratcliff Court, Gilders Way, Norwich, NR3

A Stunning Two Bedroom Penthouse Apartment With A View!

**GUIDE PRICE £385,000 LEASEHOLD 247 Years Remaining**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# PENTHOUSE LUXURY MEETS NORWICH SKYLINE!

Occupying an enviable position in the heart of NR3, this stunning penthouse apartment, built in 2022, enjoys breathtaking river views and an unrivalled panorama across the city of Norwich, beautifully framing the iconic Norwich Cathedral and its historic surroundings, whilst presented in true 'move in ready' condition!

Accessed via a secure telecom entry system, the building welcomes you with a stylish communal reception area, with both lift and stairs rising to the luxurious top floor. The spacious and impeccably appointed accommodation comprises two generous double bedrooms, including a principal suite with en suite shower room, alongside a contemporary family bathroom. The centrepiece of the apartment is the striking open plan kitchen/diner/living room, a superb dual aspect space showcasing a sleek, contemporary fitted kitchen seamlessly flowing into generous dining and lounge areas, perfectly designed for both relaxed everyday living and stylish entertaining.



*“ a magnificent wraparound balcony spanning the full width of the apartment ”*



## Overview

- 2022 Built Penthouse Apartment
- Private Wraparound Balcony With Stunning City & River Views
- Two Double Bedrooms
- Open Plan Kitchen/Living Accommodation
- Allocated Off Road Parking Space & Visitors Parking
- Modern Bathroom & Master En-Suite
- Double Glazing & Underfloor Heating
- Secure Telecom Entry System & Lift To All Floors



## Location

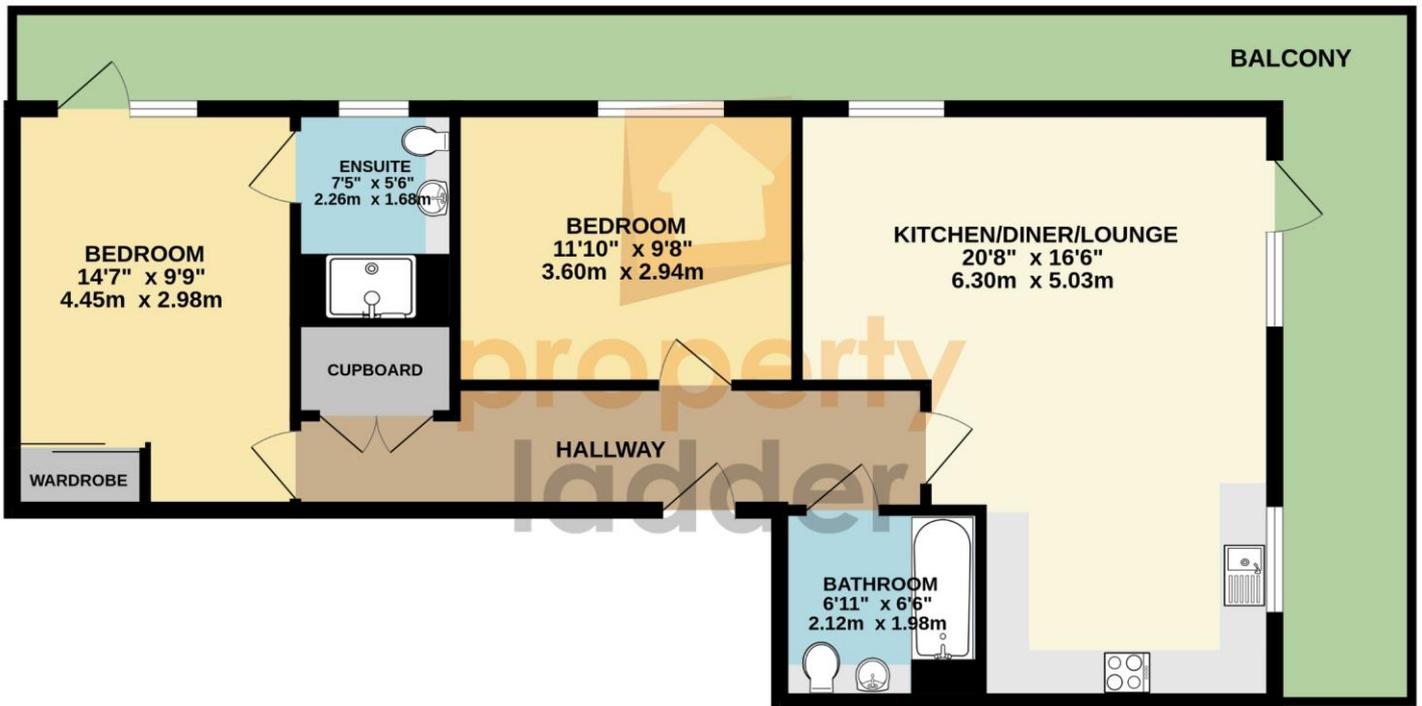
Ratcliff Court on Gilders Way in Norwich, NR3 occupies a highly desirable spot just over the water from the city centre, combining convenient urban living with scenic riverside appeal.

The location is excellent for day to day life, within easy walking distance of Norwich train station, a wide range of shops, cafés, pubs and restaurants, and the historic heart of Norwich. You're also right by lovely riverside paths, ideal for leisurely strolls along the water, and just minutes from parks and open spaces that add to the area's relaxed yet central feel. Whether you're enjoying an evening on your balcony watching the river or heading into the city centre for amenities, Ratcliff Court combines a tranquil riverside setting with vibrant city living!



## Outside

Doors from both the open plan living space and the principal bedroom open onto a magnificent wraparound balcony spanning the full width of the apartment, where truly spectacular views across the river and the city skyline await, an exceptional outlook and stand out feature of this North City home! Further enhancing the appeal, the property benefits from an allocated parking space along with additional visitors' parking, double glazing throughout, and underfloor heating, ensuring comfort, efficiency and convenience in equal measure.



**FULL EPC AVAILABLE UPON REQUEST**

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

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, UNDERFLOOR HEATING, HEAT INTERFACE UNIT

**BRITISH PROPERTY AWARDS 2025**  
**GOLD WINNER**  
 ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
 propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.