



THE STORY OF

# 15 Ratchliff Court

*Norwich, Norfolk*

SOWERBYS





THE STORY OF

# 15 Ratcliff Court

Gilders Way, Norwich, Norfolk  
NR3 1FS

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Offered Chain Free

Superb Apartment in Desirable Development

Impressive 28ft Open-Plan Living Space

Private Balcony with Cathedral and River Views

Bright and Airy Throughout with  
Excellent Natural Light

Two Well-Proportioned Double Bedrooms

Principal Bedroom with En-Suite Shower Room

Contemporary Fitted Kitchen  
with Modern Finishes

Stylish Family Bathroom Suite

Private Gated Residents' Parking

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Set within a modern development, this stylish, chain free apartment at the ever popular Ratcliff Court offers an excellent blend of contemporary living and city convenience, all within easy reach of Norwich's historic heart.

The property is centred around a beautifully proportioned open-plan kitchen, dining and sitting room, extending over 28 feet in length. Flooded with natural light, this impressive space provides a seamless setting for both everyday living and entertaining. The sleek kitchen is thoughtfully arranged with modern fittings, while the sitting area enjoys a calm, inviting atmosphere with direct access to the private balcony, ideal for morning coffee or evening relaxation. From here, the outlook is particularly appealing, with far-reaching views towards the cathedral and glimpses of the river, creating a rare sense of openness so close to the city centre.

The apartment offers two well-appointed bedrooms, including a principal bedroom with en-suite, alongside a smart family bathroom. Each room is presented with a clean, contemporary finish, making the property ready to move straight into. Further benefits include private gated parking, secure entry and well-maintained communal areas.

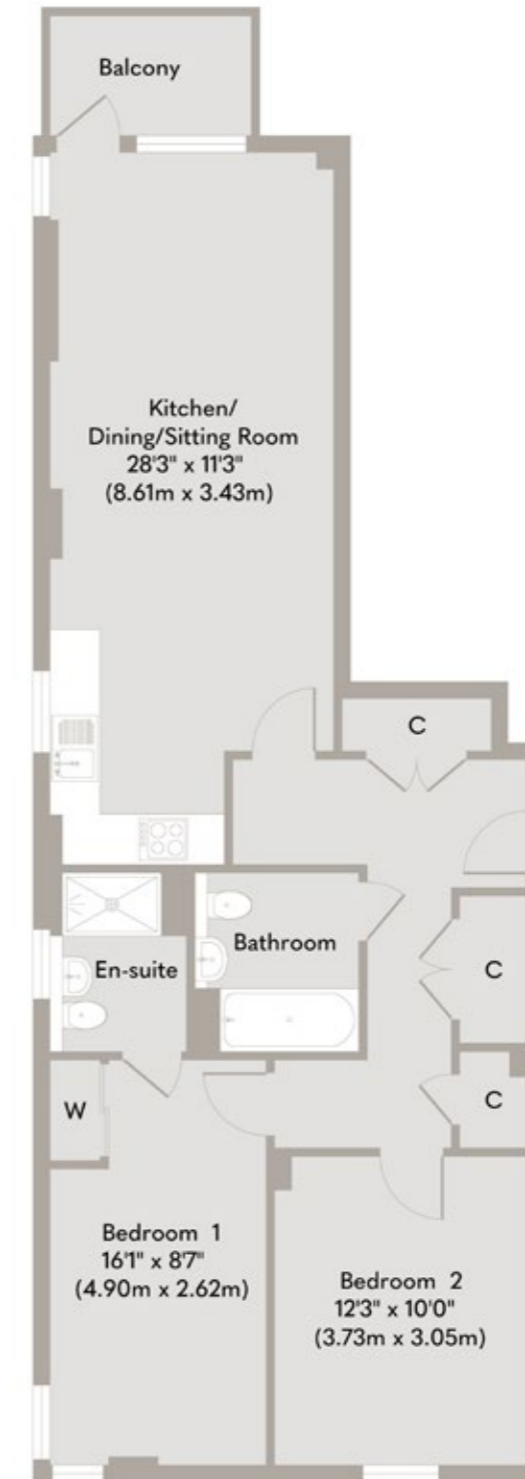
Ratcliff Court is perfectly positioned for enjoying Norwich's vibrant amenities, riverside walks and cultural landmarks, all just a short stroll away. An ideal home for professionals, downsizers or investors seeking a low-maintenance property with a premium outlook in a highly convenient location.

Additional features include ample storage throughout, efficient heating, and a well-designed layout that maximises space and light, ensuring comfort and practicality for modern lifestyles without compromising on style or convenience overall.



City living made easy,  
with a calm and private  
feel.





Approximate Floor Area  
816 sq. ft  
(75.80 sq. m)

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

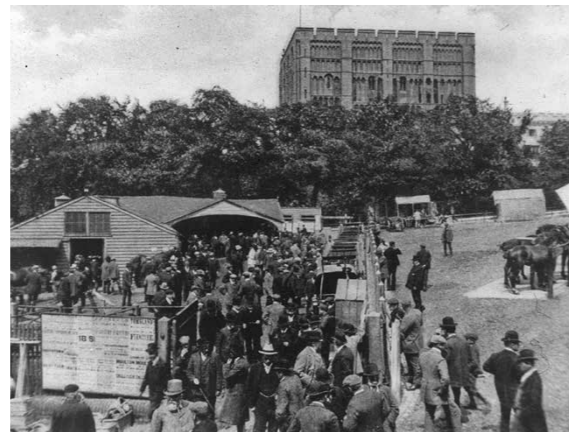
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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 the Vendor



“Peaceful riverside living, just a short walk from the city centre.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref:- 0851-3731-5128-2502-2181

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

Leasehold.

Years remaining on lease: 244 years.

Estimated at approximately £2,600 per annum, covering building insurance, parking, communal heating, general maintenance, and upkeep of shared areas.

### LOCATION

What3words: ///chat.lines.noisy

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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