



Wherry Road, Norwich - NR1 1WS

**STARKINGS
& WATSON**

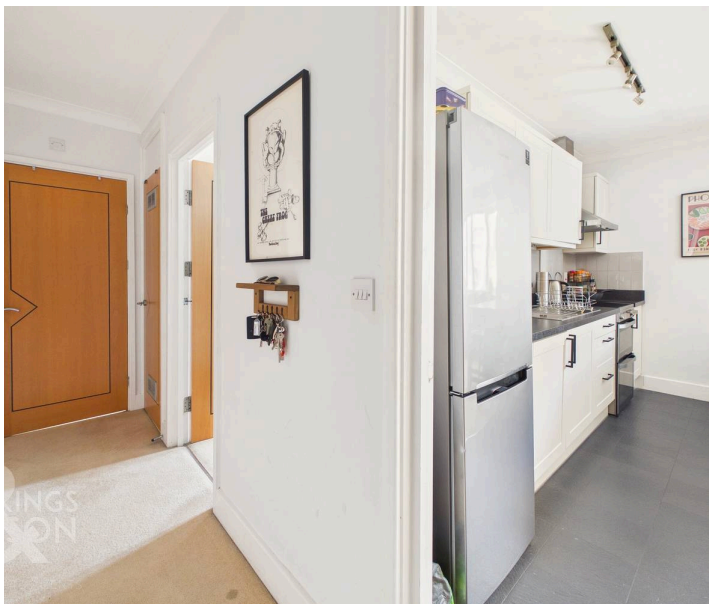
HYBRID ESTATE AGENTS



Wherry Road

Norwich

Situated within WALKING DISTANCE to NORWICH CITY CENTRE and TRAIN STATION, this impressive FIRST FLOOR APARTMENT combines modern convenience with style and comfort, making it an ideal choice for professionals or those seeking a central location. Enter through a SECURE TELECOM ENTRY SYSTEM into a welcoming HALLWAY ENTRANCE, featuring INTEGRATED STORAGE. The accommodation flows into an 18' OPEN PLAN KITCHEN/SITTING/DINING ROOM, offering a VERSATILE and SPACIOUS environment perfect for relaxing or entertaining, the recently REFITTED WREN KITCHEN boasts modern cabinetry and EXTENSIVE STORAGE. The generous DOUBLE BEDROOM benefits from INTEGRATED WARDROBES, ensuring plenty of storage. A smartly appointed THREE PIECE SHOWER ROOM completes the internal layout, providing a modern finish and excellent functionality. The apartment also includes an ALLOCATED COVERED PARKING SPACE, access to a secure BICYCLE SHED and a BIN STORE. Additionally, COMMUNAL GARDENS surround the development.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Apartment
- Secure Telecom Entry System
- Within Walking Distance To Norwich City Centre & Train Station
- 18' Open Plan Kitchen/ Sitting/ Dining Room
- Refitted Wren Kitchen
- 1 Double Bedroom With Integrated Wardrobes
- Three Piece Shower Room
- Allocated Covered Parking Space, Bicycle Shed & Bin Store Included

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



SETTING THE SCENE

Approached from a secure gated entrance, the development opens to short pathway with surrounding well maintained communal gardens and convenient access to residents' bicycle sheds and bin stores. This leads to the communal entrance equipped with a secure telecom entry system. Once inside, stairs ascend to the first floor where the main entrance can be found.

THE GRAND TOUR

Stepping inside, the light and bright entrance hallway boasts useful integrated storage space, ideal for keeping coats and shoes neatly tucked away. With carpeted flooring underfoot and doors opening to all internal accommodation, the end of the hallway opens to the heart of the home, the well proportioned 18' open plan kitchen, sitting and dining room. The kitchen area features low maintenance hard flooring and has been recently refitted with a Wren kitchen. Offering a plentiful range of wall and base storage, an integrated washing machine, space for a freestanding oven and a fitted extractor overhead, complemented by generous worktop space and tiled splashbacks. The remainder of the room is laid to carpet with uPVC double glazed windows overlooking the development, creating a bright and versatile space that is perfect for entertaining and easily accommodates a variety of soft furnishings alongside a formal dining table.

Adjacent, the generous double bedroom enjoys a spacious feel courtesy of two sets of uPVC windows, offering ample room for a large double bed and benefiting from twin integrated double wardrobes to ensure a clutter free environment. Completing the accommodation is the modern three piece shower room, featuring tiled flooring underfoot and a large walk in double shower with a glass screen.

FIND US

Postcode : NR1 1WS

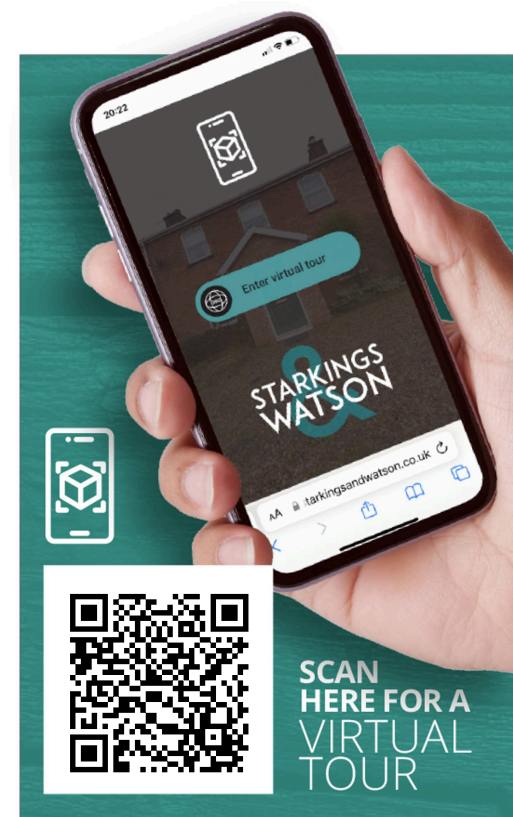
What3Words : ///solar.rice.dwell

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 100 years remaining lease. The property includes a service charge in the region of £1,982 per annum and a ground rent of £110 paid bi-annually.





THE GREAT OUTDOORS

Whilst there is no private outside space included with the property, communal gardens surrounding the area are predominantly laid to lawn with mature planting shrubs and trees with further green space just a short walk away.





Approximate total area⁽¹⁾

493 ft²

45.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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