

SOWERBYS

Norfolk Property Specialists



Flat 38, Bridgemaster Court

Wherry Road, Norwich, NR1 1XG

Guide Price £285,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



FLAT 38, BRIDGEMASTER COURT

Bridgemaster Court is a highly desirable building of apartments, located in a popular location close to the River Wensum. This well-presented third floor apartment offers spacious accommodation combined with a glazed balcony. The communal area provides a lift to all floors and an electric intercom system. The apartment comprises an entrance hall with a large storage cupboard, an open-plan kitchen/sitting room with a range of units and doors leading out onto the partially glazed balcony. There are two good size double bedrooms and a modern family bathroom. The main bedroom further benefits from a well-fitted en-suite shower room.

The residents of Bridgemaster Court can enjoy a largely planted communal 'Annexe garden space', which is located on the first floor above the automated and secure undercroft parking bays allocated to each resident. This property further benefits from having communal hot/cold water and heating via a boiler plant supplying to each resident's property through a HUI (heating unit interface) and UPVC double glazing throughout. The property comes with an allocated parking space.



KEY FEATURES

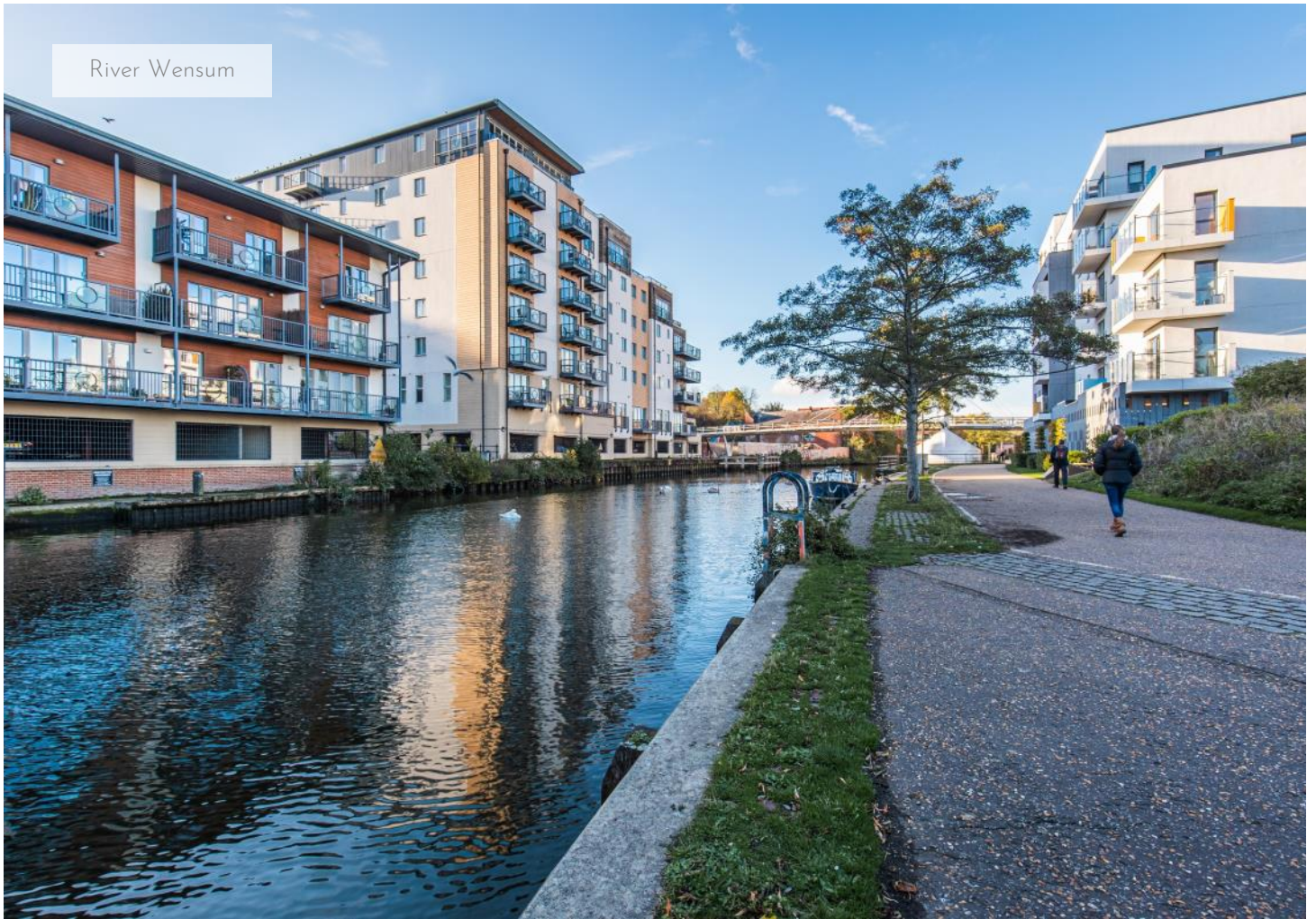
- Third Floor Apartment
- Well-Presented Throughout
- Two Double Bedrooms
- Main Bedroom and En-Suite Shower Room
- Allocated Parking Space
- Easy Access to City Centre
- Close Proximity to Train Station







River Wensum



Approximate Floor Area
743 Sq. ft.
(69.0 Sq. m.)

En-Suite
7'6" x 5'5"
(2.29m x 1.65m)

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.

LOCATION

Bridgemaster Court is located central to all amenities that the riverside shopping and leisure complex can offer. Riverside walks, paddle canoeing and easy access into the city centre. Norwich railway station serves London Liverpool Street and is also within walking distance.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

SERVICES CONNECTED

Mains water, electricity and drainage. Communal gas fired heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9428-9996-7392-4186-9924

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.

LEASEHOLD

This apartment is leasehold with 244 years remaining.
The ground rent is £300 pa and the service charge is £1,500 pa.

**Viewing by appointment with our Norwich Office:
Old Bank of England Court, Queen Street, Norwich, Norfolk, NR2 4SX
01603 761441 • norwich@sowerbys.com**



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