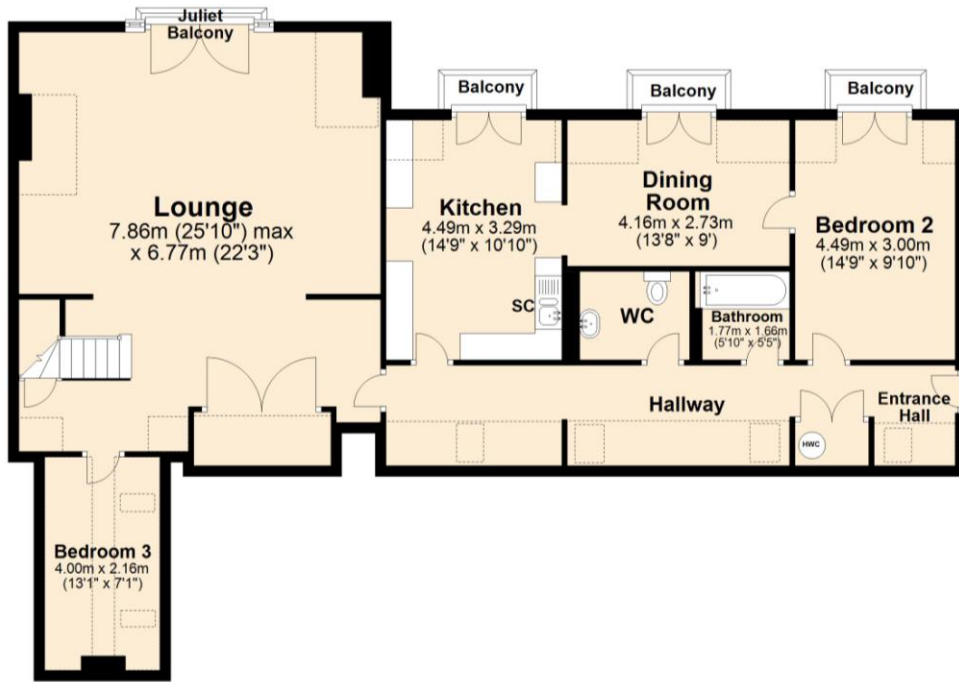
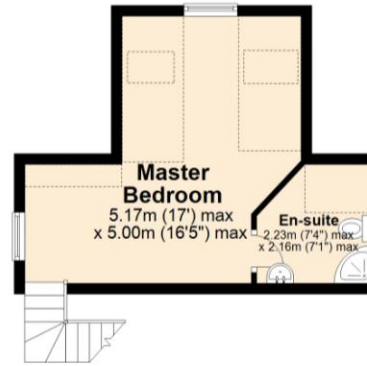


Second Floor
Approx. 131.7 sq. metres (1417.9 sq. feet)



Total area: approx. 155.5 sq. metres (1673.9 sq. feet)

Top Floor
Approx. 23.8 sq. metres (255.9 sq. feet)



OUTSIDE

The property enjoys a stunning riverside location, accessed via a shared driveway from Wensum Street. The property also benefits from an en-bloc garage located nearby.

DIRECTIONS

At the puppet theatre roundabout from St Crispins Road, A147 turn down Whitefriars towards Tombland. Take the first right onto Fishergate and continue until the T-junction, before turning left onto Wensum Street, crossing over Fye Bridge where Roaches Court can be found immediately on the right-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

F

Energy Efficiency Rating Current C 78 Potential C 79

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Offering over 1,670 sq/ft. of living space, this top floor apartment benefits from 3 bedrooms, 2 reception rooms, 14'9 kitchen whilst outside offers a garage within a gated parking area. Situated within the historic Tombland area of Norwich and offering fantastic space and location, enjoying river views with local shops and amenities close by.
Call now to view!

Roaches Court

Norwich | Norfolk | NR3 1HJ

£1,450 pcm

Top floor apartment in a superb city centre location

3 bedrooms including top floor 17' max. dual aspect master with en-suite

Stylish kitchen features integrated appliances plus balcony access

25'10 max. lounge with Juliet balcony offering attractive river views

Separate 13'8 dining room, also with balcony access

Bathroom with 3-piece suite, separate adjacent WC plus en-suite shower room

Gas central heating and double glazing

Single garage within a gated parking area plus secure intercom entry

Ideally located for the city centre and amenities

Available now!

