



THE STORY OF
57 The Factory
Norwich, Norfolk

SOWERBYS

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THE STORY OF
57 The Factory
Kerrison Road, Norwich,
NR1 1JB

Loft-Style, First Floor Apartment

Two Double Bedrooms

Superb Bespoke Interiors

Outstanding Quality Finish

Large Balcony

Separate Utility Room

Iconic Landmark Building

Allocated Parking Space

Views to Carrow Road Stadium

City Living

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“High ceilings and striking interiors.”

The Factory is a landmark and iconic building within Norwich, having formerly been a mechanical parts factory home to Laurence, Scott and Electromotors Ltd. In its heyday it was one of the city’s biggest employers and this is evident by the industrial grandeur of the building.

The Factory was converted in 2006 to 24 superb, loft-style apartments and penthouses with high ceilings and flooded with light. Number 57 is to the rear with a large balcony and views to

Carrow Road Stadium.

The vendors bought the property as a base in the city and to be close to their daughter. They have superbly upgraded it with outstanding attention to detail and stunning interiors. Inspired by the Art Deco heritage of the building, they installed a bespoke Crittal divide with double doors to the reception space. Other noticeable features include the door handles and stunning Italian marble island in the kitchen with antiqued mirror back.

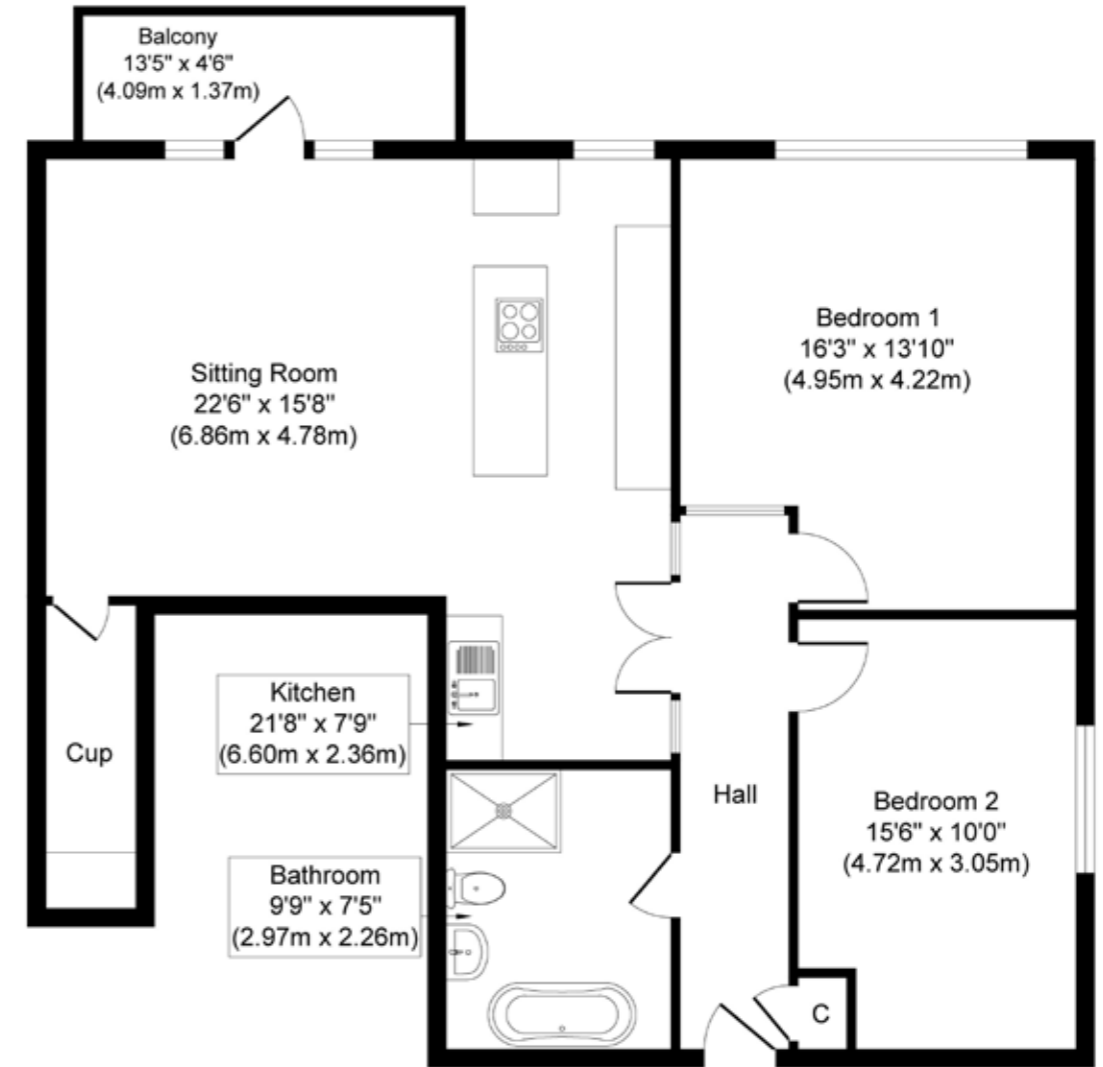




The vendors have loved the convenience that The Factory has offered with all city amenities on the doorstep, walks along the river and the ability to enjoy concerts at Carrow Road from the comfort of your own sofa.

The whole apartment has an abundance of light and has the advantage of the high ceilings designed for the original industrial use. In addition, there is the benefit of an allocated parking space.

“It’s great having a base in the city, being so close to amenities.”



Approximate Floor Area
991 sq. ft
(92.06 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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ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as

an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There are also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



The kitchen at 57 The Factory

“We love the marble island and the Crittal screen with double doors, which we had made bespoke.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9900-3089-0822-6103-3823

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.

982 years are remaining on the lease. There is an annual service charge of £1,622.16 and ground rent of £300.00 per annum.

SOWERBYS



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