



5 Dencora House Apartments  
Chapel Field East | Norwich | Norfolk | NR2 1SF

# SETTING THE SCENE



“Between the theatre and Chapelfield gardens, this desirable home can be found. With views to the clocktower at nearby City Hall, the delights of the city are all around. One of an exclusive collection of apartments in a sought-after location with lift access for ease, there’s an abundance of space throughout the light-filled rooms – so much to offer and so much to please.”



APARTMENTS  
2nd Floor Nos. LL143  
4th Floor Nos. 6789  
6th Floor Nos. 10111

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RESIDENTS ONLY







- A beautiful Apartment within Dencora House in the Heart of the City Centre
- Two Well Proportioned Bedrooms with Storage; Family Bathroom
- Principal Bedroom with En-Suite Shower Room
- Two Reception Rooms including Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Communal Entrance with Lift or Stairs
- Allocated Covered Parking Space and Shared Visitors Spaces
- The Accommodation extends to 1,203sq.ft
- Energy Rating: TBA

Imagine living between the theatre, the Forum, the park and the shops – perfectly positioned for the very best of Norwich. Enjoy the culture, the cuisine, the cafes and everything else this creative city offers. This spacious apartment is one of a handful of homes within the building that rarely come onto the market and are understandably prized for their high quality and superlative setting.

#### A Prestigious Home

Dencora House was originally built as a suite of offices and 12 apartments back in the 1980s. This is one of them and has been in the same family ever since. It's beautifully positioned within the building to ensure that light floods into the rooms throughout the day. As you enter the building, you see straight away that it's well maintained and kept in excellent condition. Residents here take pride in their surroundings and in the friendly community of owners. Take the lift up, no need to worry about flights of stairs, and you're ready to take a look inside...

#### Light Filled Rooms

It's immediately clear that the apartment has been well designed, with a comfortable flow and great use of space – no poky rooms here! And while there is scope for some updating and to put your own stamp on things, there's nothing that needs to be done and everything is in good condition. Each room apart from the entrance hall has a south facing window, ensuring a bright and light filled apartment. The generous sitting room is dual aspect, with north and south facing windows to get the sun all day long. There's a feature fireplace with elegant surround and the ceilings are nice and high, adding to the sense of space. The sitting room has an open archway into the dining room, which would also make a great study or library if desired. Beyond this, the kitchen has plenty of room for a breakfast table, so you can sit by the window with your morning cuppa and watch the world go by down below. There are two well-proportioned bedrooms, both with storage, as well as an en-suite shower room to the principal bedroom and a separate bathroom serving the second bedroom.

#### Everything You Could Ask For

As we've already mentioned, there's a lovely sense of community among the residents. Some have even moved here after visiting friends in the building and seeing what a wonderful place this is, in which to live. There's allocated parking behind the building – always a bonus in the city centre – plus shared visitors' spaces. You won't miss having a garden when you have the park literally over the road, plus you'll never need to cut the grass again! Norwich is something of an undiscovered gem, but those in the know understand that this is a vibrant and historical city that has a lot going on. There's an active creative scene with art colleges and the National Centre for Writing, there's several cinemas and two theatres within a short walk of the property, all the usual city shops and plenty of independents, plus the covered market, said to be the largest permanent one in Europe. Altogether, this is a super place to base yourself if you want to embrace the convenience of city living.









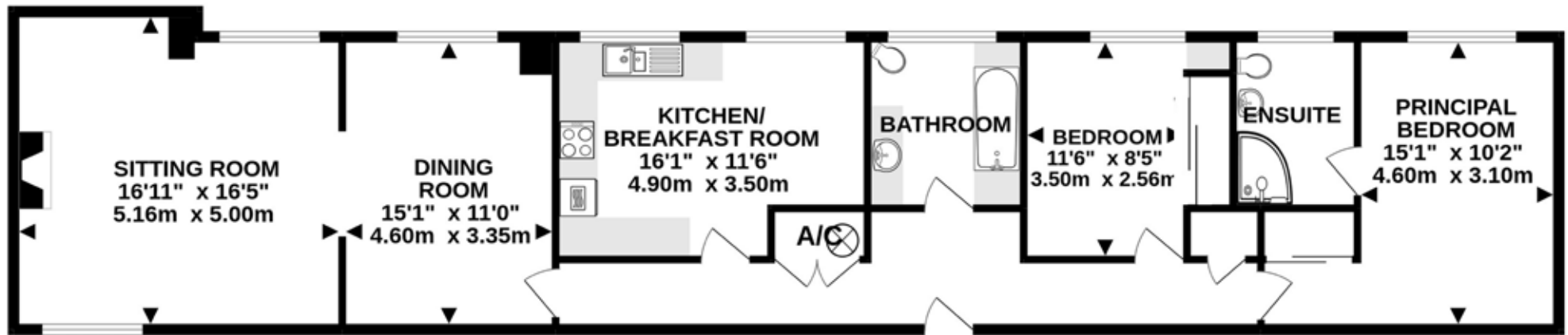












TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

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### On Your Doorstep...

The apartment is situated close to the city centre within the well known Dencora House next door to the Theatre Royal. It is in close proximity of a range of its own amenities including doctors surgery, public houses, cafes and takeaways, a newsagent, bank and building society plus pharmacy, launderette and convenience stores amongst others. Just a few minutes' walk from the centre of Norwich and with regular bus services into the suburbs and beyond. Schools are within easy reach of the property, including Norwich High School for Girls, Stretton Nursery and Preparatory School and Town Close and Norwich Cathedral. The Norwich and Norfolk University Hospital is also just a short bus or car journey away.

### How Far Is It To...

Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in the state and private sectors as well as the University of East Anglia and Norwich University of the Arts (NUA). Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

### Directions

By foot along Theatre Street, bearing left at the Theatre Royal, where the entrance to the property can be found on the left hand side.

### Services and District Council

Gas Central Heating, Mains Water, Mains Drainage  
Norwich City Council - Council Tax Band E

### Tenure

Leasehold - 999 years from 2006.  
Service Charge for the period 1st May 2022 - 30th April 2023 - £1,968.32p



Fine & Country Norwich Office  
12-14 Queen Street, Norwich, NR2 4SQ  
01603 221888

This property requires an  
Energy Performance Certificate, which is in the  
process of being done

### Agents Note

The scaffolding is due to be removed following the completion of the works to the roof. They should have been removed prior to these details being produced, so removal is imminent.

# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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