

# BRIDGEMASTER COURT

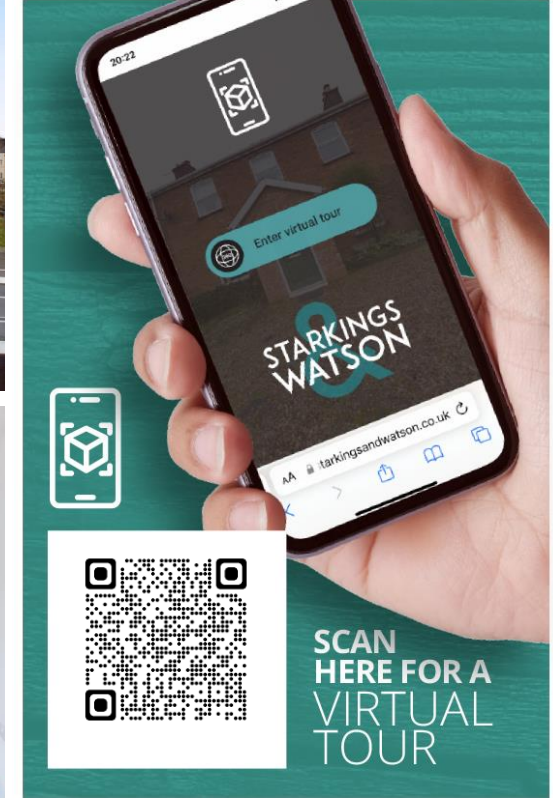
## Wherry Road, Norwich NR1 1XG

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE

# PROPERTY



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- No Chain!
- Third Floor Apartment
- Open Plan 21' Kitchen/Sitting Room
- Hall Entrance with Storage
- Two Double Bedrooms
- En Suite & Family Bathroom
- Walk-Out Balcony
- Underground Parking

### IN SUMMARY

NO CHAIN. This MODERN THIRD FLOOR APARTMENT with PARKING includes a WALK-OUT BALCONY. Situated in the PRIME RIVERSIDE DEVELOPMENT and only a short walk to the CITY CENTRE, the property is IMMACULATELY PRESENTED and READY to MOVE IN. With a secure entry system and LIFT for easy access, the property extends to 745 Sq. ft (stms), with the hall entrance including a LARGE BUILT-IN STORAGE CUPBOARD. The accommodation comprises a 21' OPEN PLAN kitchen/living space, with PATIO DOORS to the WALK-OUT BALCONY - with RIVER VIEWS. Two DOUBLE BEDROOMS offer views to the river, with an EN SUITE to the main bedroom and a separate FAMILY BATHROOM.

### SETTING THE SCENE

The property is situated within Bridgemaster Court, a well kept building with clean communal spaces. A secure entry telecom system allows access, with stairs and a lift leading to the third floor.

### THE GRAND TOUR

Heading inside the apartment, a clean and fresh interior with white painted walls can be found, along with white panelled doors and wood effect flooring. A built-in double storage cupboard includes space for a washing machine, with the family bathroom opposite - finished with a contemporary three piece suite, including a wall mounted sink, W.C with a concealed cistern and a panelled bath with a shower over. Contrasting tiling and a large feature mirror creates a spacious feel, with spotlighting and heated towel rail. The two double bedrooms are finished with fitted carpet and double glazing, with an en suite offering a walk-in double shower cubicle, and a similar finish to the family bathroom. The open plan living space is a fantastic room with wood effect flooring, and sliding patio doors onto the walk-out balcony. The kitchen includes a full range of wall and base level units, including an inset electric ceramic hob and built-in electric oven, along with an integrated fridge freezer and dishwasher.

### THE GREAT OUTDOORS

A walk-out balcony enjoys river views, whilst underground parking can be accessed via a secure remote controlled gate.

### OUT & ABOUT

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,



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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.

#### FIND US

Postcode : NR1 1XG

What3Words : ///agreed.lively.papers

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Length of Lease Remaining : 242 Years

Current ground rent and any review period : £300 PA

Current service charge information and any review period : £2500 PA

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
745.79 ft<sup>2</sup>  
69.29 m<sup>2</sup>

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