THE STORY OF

229

5 Platemakers Court Norwich, Norfolk

SOWERBYS











Printworks Drive, Norwich, Norfolk, NR3 1FR

First Floor Two Bedroom City Apartment in a Highly Popular Development

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Easy Reach to Norwich City Centre whilst having a Peaceful and Exclusive Setting

High End Finish Throughout

Two Bedrooms with Principal Featuring En-Suite

n the bank of the River Wensum U in the heart of the cathedral city of Norwich, a stunning contemporary urban community is being brought to life by award winning developers Hill Residential. Platemakers Court formally named the Sewell building after Anna Sewell the Norfolk born writer of the beloved children's classic Black Beauty, is made up of one and two bedrooms apartments.

This fine first floor apartment benefits from a south facing elevation. The detail and specification will delight the

> SOWERBYS NORWICH OFFICE 01603 761441 norwich@sowerbys.com

5 Platemakers Court

most discerning of buyers such as the underfloor heating, luxurious bathroom, stylish modern kitchen complete with Caesarstone worktops and integrated appliances which leave nothing to the imagination. This apartment features an entrance hall with fitted storage cupboard, a bespoke alcove, ideal for utilising as a work from home station, en-suite to bedroom one, and open plan living (kitchen, dining, sitting room) leading to the balcony.

a new home is just the beginning SOWERBYS —





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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Specifications

KITCHEN	
•	Gloss units with soft close doors and drawers
	Caesarstone worktop with matching upstand
•	Bosch ceramic hob with glass splashback
•	Bosch integrated single oven
•	Bosch integrated microwave
	Zanussi integrated dishwasher
	Zanussi integrated fridge/freezer
	Integrated cooker hood
	Blanco stainless steel under mounted sink with
•	
	contemporary Blanco mixer tap
•	LED feature lighting to wall units
•	Zanussi washer/dryer (free standing in hallway
	cupboard)
PR	INCIPAL EN-SUITE
•	Low profile shower tray with glass shower door
•	Dark wood effect feature mirror with LED
	lighting and matching vanity tops (to bathroom
	where no en-suite)
•	Large format wall and floor tiles
•	Heated chrome towel rail
BATHROOM	
•	Bath with shower over and glass screen
•	Dark wood effect vanity tops with matching bath
	panel
•	Large format wall and floor tiles
•	Heated chrome towel rail
FLOOR FINISHES	
•	Amtico flooring to entrance hall and kitchen/
	living/dining room
•	Carpet to bedrooms
•	Large format tiles to bathroom and en-suite
	0
HEATING AND WATER	
•	Underfloor heating throughout each apartment
•	Heated chrome towel rails to bathroom and en-
	suite
•	Heating via communal heating plant
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- Down lights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to selected locations including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
 - Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
 - Hard-wired smoke and heat detectors
 - Sprinkler system to all apartments
 - Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

• Porcelain tiles to balcony

COMMUNAL AREAS

- Fob controlled access system to entrance lobby • Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

• PARKING

• Surface parking available to purchase • Allocated electric charging points for communal use

CONSTRUCTION

- Reinforced concrete structural frame and outer
 - brickwork with cavity insulation.
- Concrete floors
 - Exterior treatments are a combination of red,
 - brown and grey facing bricks
- Aluminium rain-water goods





ALL THE REASONS

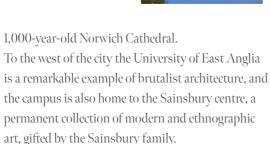
IS THE PLACE TO CALL HOME

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

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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



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 is 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.









"We feel the floor plan for the home works and flows cohesively throughout. The balcony is our favourite spot." THE VENDOR



SERVICES CONNECTED Mains water, electricity and drainage. Central block heating,

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0891-3556-2713-2109-3195 Alternatively, the full certificate can be obtained through Sowerbys.

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.

TENURE

Years left on lease: 250 from 2022 10 Year NHBC warranty. A service charge will be payable for the maintenance of the shared facilities and communal areas of approximately £2,100 per annum.

> LOCATION What3words: ///certified.human.films

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