



THE STORY OF

5 Platemarkers Court

Norwich, Norfolk

SOWERBYS



S

5 Platemakers Court

Printworks Drive, Norwich,
Norfolk, NR3 1FR

●
First Floor Two Bedroom City Apartment
in a Highly Popular Development

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

High End Finish Throughout

Two Bedrooms with Principal Featuring En-Suite

●
On the bank of the River Wensum 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 bedroom apartments.

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.

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



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)

PRINCIPAL 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

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- 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



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.

Copyright V360 Ltd 2023 | www.houseviz.com

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 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 west 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 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.



Note from the Vendor



“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

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

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

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL