



Apartment 12, Regency Court  
Lower Clarence Road, Norwich NR1 1ER

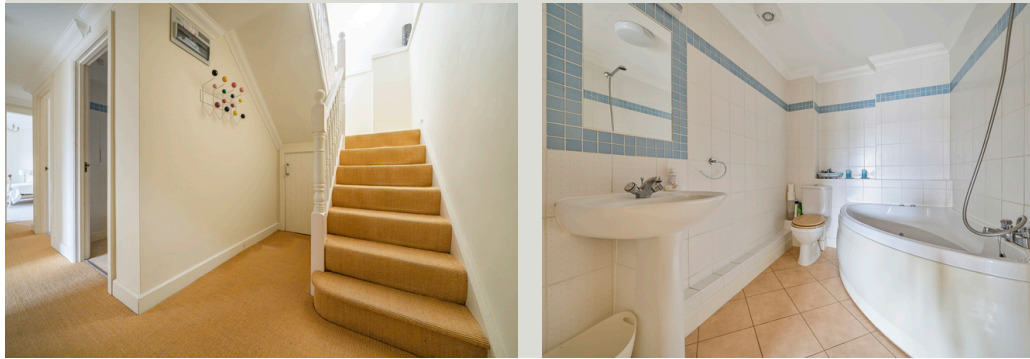
**BROWN & CO**



## Apartment 12, Regency Court, Lower Clarence Road, Norwich NR1 1ER

Wonderfully arranged three-bedroom maisonette penthouse apartment enjoying three bedrooms with an en-suite shower room, open plan living accommodation, 21ft balcony and garage. Fine views over Norwich and superbly located for Norwich train station.

Offer in excess of £395,000



### DESCRIPTION

Apartment 12, Regency Court is a wonderfully appointed penthouse apartment enjoying well-arranged accommodation on two floors with stunning southerly views over Norwich. The property enjoys a wide entrance hall servicing three spacious double bedrooms and a family bathroom. The principal bedroom is particularly special, measuring over 20ft accompanied by a Juliet balcony and an en-suite shower room.

The upper floor is superbly laid out in an open plan arrangement with a curved vaulted ceiling supported by four magnificent beams stretching across the living quarter. The kitchen area is fitted with the usual necessities together with a range oven which remains with the property. There is also a central island with hanging spotlights throughout.

The balcony acts as the focal point to the penthouse spanning the full length of the property, a super space to watch the hustle and bustle of Norwich whilst being sheltered by the roof covering.

To the outside there is a garage accessed via the main parking area for Regency Court and there is parking for one vehicle directly outside the garage.

Offered to market with no onward chain.

### Leasehold information:

Length of lease – 979 years  
 Services charges – £1,923.70 per annum (approximately)  
 Ground rent – £1  
 Managing agents – Watsons  
 Services – Mains water, mains drainage, mains electricity.  
 Local authority – Norwich City Council

### LOCATION

Located to the east of Norwich within walking distance to the railway station and Riverside development offering a selection of restaurants, bars, cinema, bowling and gym, Norwich City Football Club and Norwich City centre itself.

### DIRECTIONS

Proceed out of Norwich on Thorpe Road and turn right into Lower Clarence Road. The entrance to Regency Court is immediately on the left-hand side.

### AGENT'S NOTES:

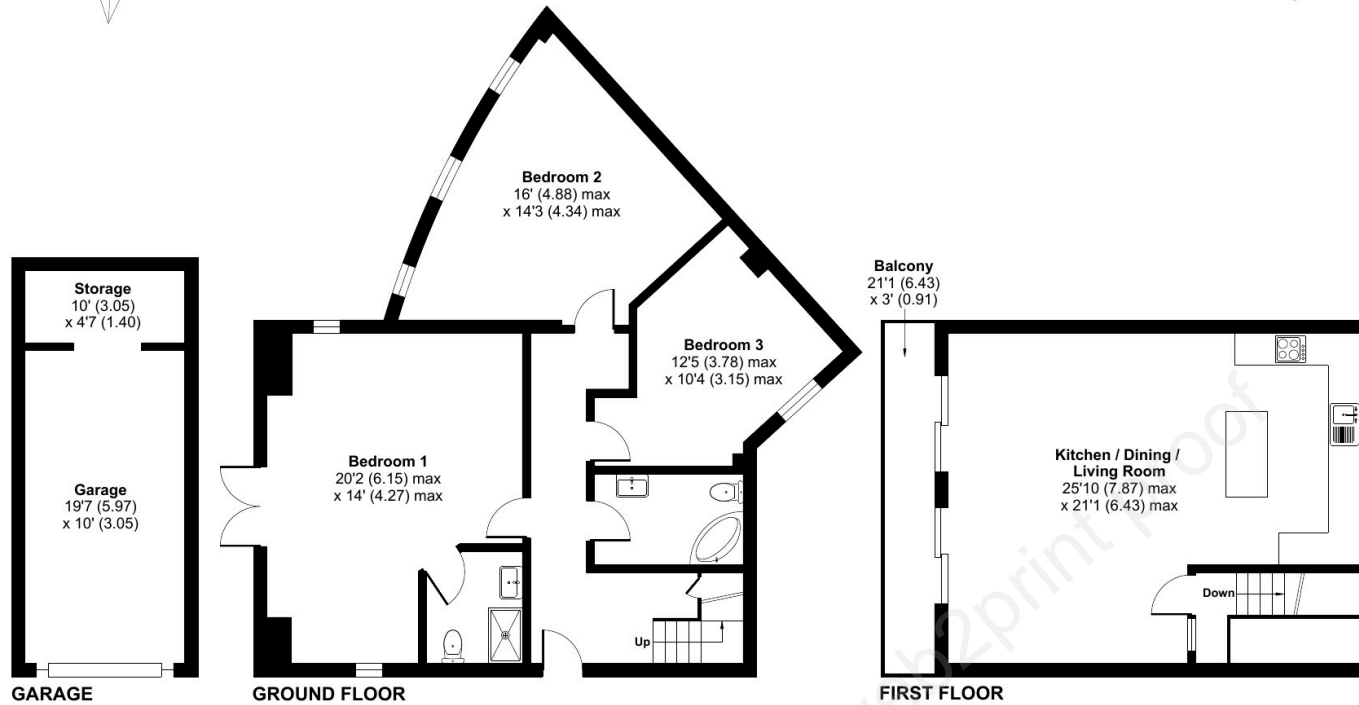
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Regency Court, Lower Clarence Road, Norwich, NR1

Approximate Area = 1450 sq ft / 134.7 sq m  
 Garage = 246 sq ft / 22.8 sq m  
 Total = 1696 sq ft / 157.5 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1073534

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