



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

**BROWN & CO**



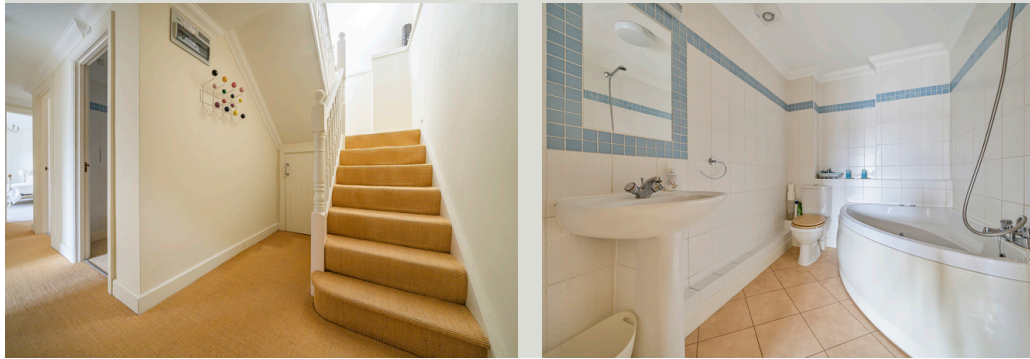




# Apartment 12, Regency Court, Lower Clarence Road, Norwich NR1 1ER

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 £375,000



## 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.

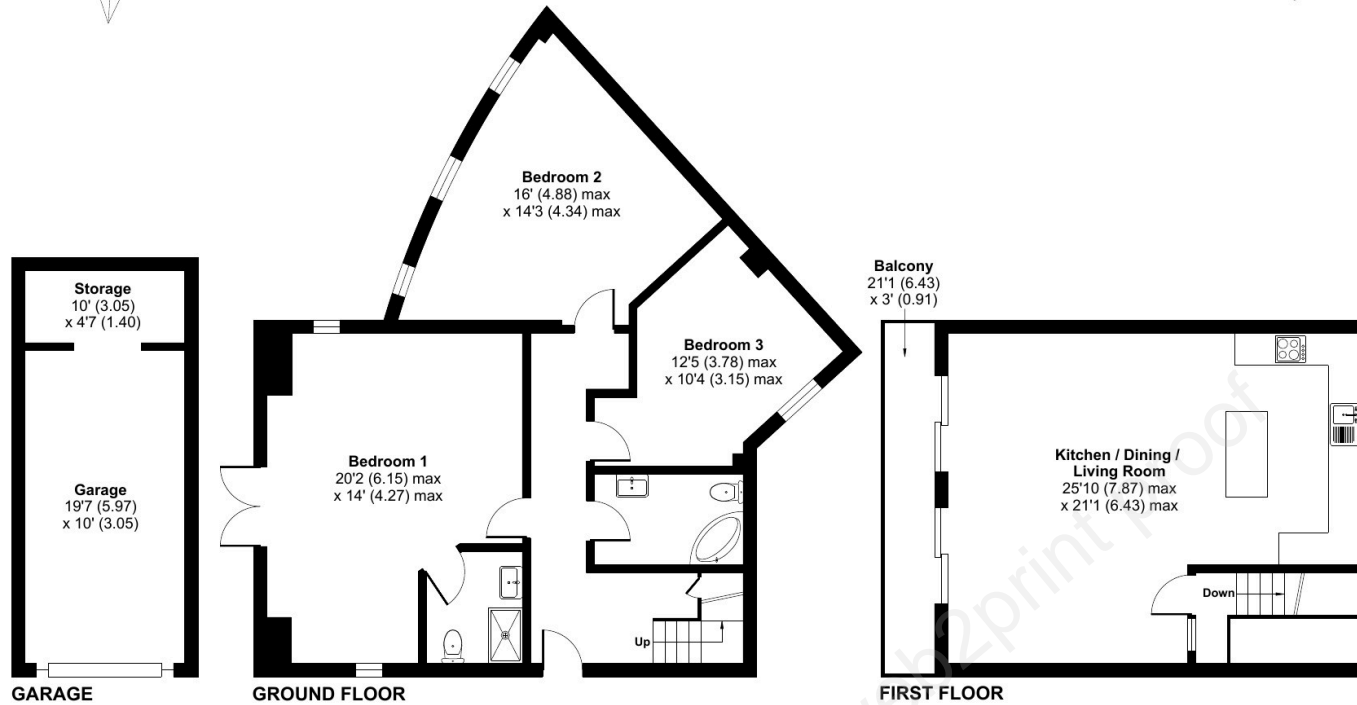
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

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

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. March 2024

**Brown&Co**  
 The Atrium | St George's Street | Norwich | NR3 1AB  
 T 01603 629871  
 E norwich@brown-co.com

**BROWN & CO**  
 Property and Business Consultants