



THE STORY OF

# 1 Baltic Wharf

*Norwich, Norfolk*

SOWERBYS

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THE STORY OF

# 1 Baltic Wharf

Norwich, Norfolk,  
NR1 1QA

- Four Storey Townhouse
- Wonderfully Presented Throughout
- Highly Versatile Accommodation
- Principal Suite to Top Floor
- Highly Sought After City Centre Location
- Integral Garage
- Open Plan Living Options
- Private Balcony
- Off Road Parking

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“...homely and peaceful sanctuary...”

In the heart of our fine cathedral city, this elegant and brilliantly versatile townhouse offers four storeys of immaculately presented accommodation in which to provide a homely and peaceful sanctuary amongst the thriving culture and community of Norwich.

To the ground floor, the entrance hall ensures a warm welcome home whilst the

study, utility and integral garage offer an impressive array of practicalities.

Splendid receptions are found on the first floor with a sociable kitchen/ dining room adorned with a fine array of cabinetry whilst the formal sitting room leads to the spacious private balcony with river views.





Three guest bedrooms grace the first floor including one with integrated wardrobes and a shower room en-suite whilst two further doubles are well-served by the family bathroom.

The top floor is dedicated to a superb principal suite complete with a walk-in wardrobe and large en-suite shower room.



Off road parking is a superb addition to this home whilst the private rear courtyard garden offers a low maintenance space to enjoy BBQs with friends or family or simply unwind with a good book after a fulfilling day in the city.



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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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 in its legacy as an enclave of culture and creativity. Its 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 Sowerbys



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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 8066-7723-4130-0554-9902

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

Freehold.

## LOCATION

What3words: ///basket.packet.purple

## AGENT'S NOTE

Service charge of £368 per annum.

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



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