

FOUNDRY CORNER

IN THE CITY OF STORIES

FEILDEN HOUSE



S

THE STORY OF

Foundry Corner

Ferry Road, Norwich, Norfolk
NR1 1SW



An Incredible 1700 sq ft of Living Space

Ready To Move Into

Wonderful Specification Throughout

Two Spacious Double Bedrooms

En-Suite and Bathroom

Far Reaching Views

Just Minutes from the Train Station

Parking Space and Bike Shed

Separate Utility Room

10 Year Warranty



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“Located within the bespoke Feilden House, a series of ten homes within the city, Foundry Corner enables a luxurious lifestyle.”

If the only thing holding you back from indulging in city living is the interior size of other apartments, ‘Foundry Corner’ could be just what you are looking for.

Located within the bespoke Feilden House, a series of ten homes within the city, Foundry Corner enables a luxurious lifestyle, especially being newly finished, but also offers the benefit of low maintenance living.

Throughout this home there is a high specification, including quartz worktops, open-plan large living space, two generous double bedrooms, two bathrooms, utility room, parking space and even a bicycle shed.

With its incredible space you can enjoy the benefits of apartment living with breath-taking city views including the iconic Norwich Cathedral, without compromising on space.



Views from Feilden House



Foundry Corner Specification

KITCHEN

- Contemporary Burbidge cabinetry with soft close handleless doors
- Quartz worktops with upstand & hob splashback
- Under mounted sink with contemporary 1810 Company tap
- LED feature lighting to wall units
- Neff integrated high level oven
- Neff integrated high level microwave combination oven
- Neff integrated 70/30 fridge freezer
- Neff integrated dishwasher
- Neff integrated warming drawer
- Neff integrated 80cm black glass induction hob

UTILITY ROOM

- Stainless steel sink with tap
- Square edge laminate work surface
- Space for washing machine
- Space for tumble dryer

BATHROOM AND EN-SUITE

- Contemporary white sanitaryware by Saneux
- Matt black brassware by Saneux
- Stone resin shower tray
- Matt black shower enclosure
- Matt black rainfall shower with separate slimline shower handset
- Wall hung WC pan with concealed cistern
- Vanity unit with 2 drawers and integrated basin
- Touch sensor electric mirror with colour changing LED perimeter light & demister pad
- Heated matt black towel rail
- Large format wall and floor tiling

DECORATIVE FINISHES

- White painted 5 panel internal doors with brushed stainless steel/chrome ironmongery
- Walls painted in white emulsion
- Smooth ceilings in white emulsion
- White satin skirtings & architraves

FLOOR FINISHES

- Karndean flooring to entrance hall and kitchen / utility / living / dining room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

HEATING & WATER

- Underfloor heating throughout
- Individual gas boiler providing heating and hot water
- Heated towel rails to en-suite

ELECTRICAL

- Downlights to the kitchen area/ utility room, hall, bathroom and en-suite
- Pendant light fittings to the living area, dining area and all bedrooms
- LED feature lighting to wall units in kitchen
- Continuous mechanical extract ventilation (CMEV) to all habitable areas
- White electrical sockets and switches throughout
- Stainless steel switches and sockets above kitchen worktop
- Shaver sockets to bathroom and en-suite
- Television, telephone & data points to selected locations
- Video entry system to each apartment, linked to main entrance door
- Hardwired smoke and heat detectors
- Sprinkler system to all apartments
- Fibre to the Premises (FTTP) broadband installed capable of speeds of 1Gb/s

EXTERNAL FINISHES

- Powder coated Zinc metal cladding to external elevations of building
- High efficiency triple glazed aluminium and timber composite windows





Ground Floor
Approximate Floor Area
1,683 sq.ft.
(156.31 sq.m.)

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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FW

PROPERTIES

Creating Signature Developments

About the Developer

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardised templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



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.

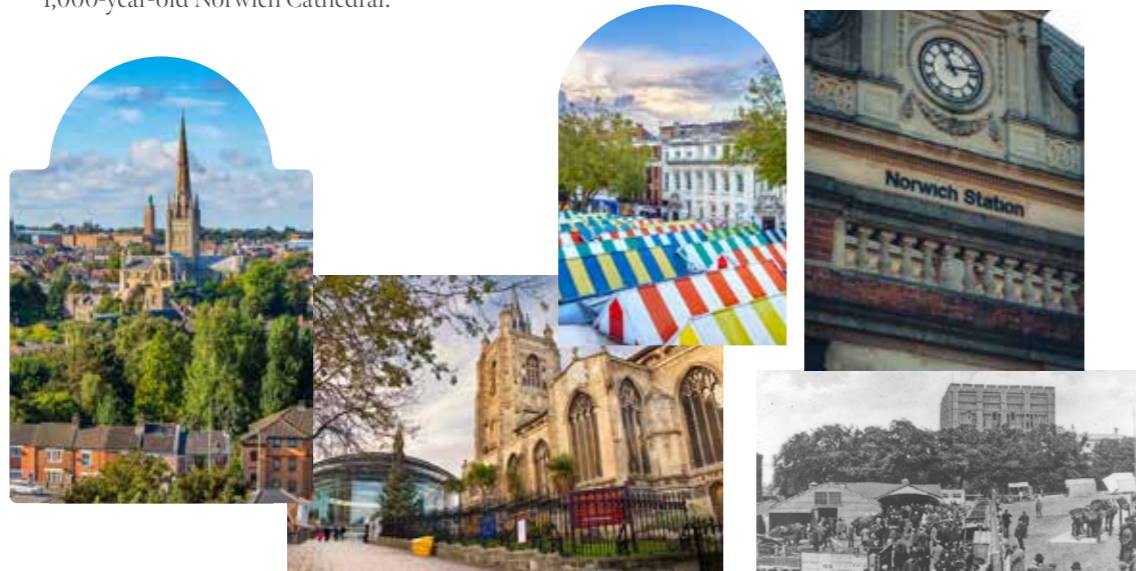
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today 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



“A private retreat in the city means that you can enjoy the best of Norwich as and when you please.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 2137-3033-9000-0374-6296

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

Leasehold. 999 years remaining.

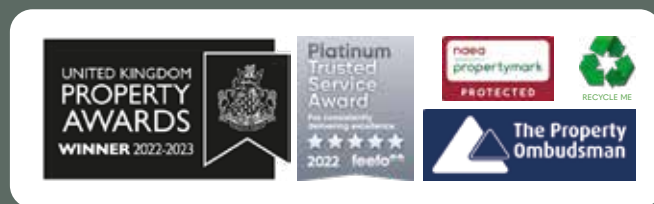
LOCATION

What3words: ///shovels.secret.bucket

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.

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