



River Heights Wherry Road, Norwich - NR1 1XR



River Heights Wherry Road

Norwich

NO CHAIN. Situated in the heart of the bustling centre of Norwich city within short walking distance to its mainline train station and a wide range of shopping facilities and a vibrant nightlife with the addition of SECURE UNDER GROUND PARKING and recently upgraded buzzer intercom entry system. The whole property has benefitted from a full refit of uPVC DOUBLE GLAZED WINDOWS and balcony doors in 2024 with a clean and neutral décor throughout. The main living space is an open SITTING/DINING ROOM with French doors opening to reveal a Juliette balcony overlooking the glistening waters of the River Wensum with a modernised KITCHEN sat next door boasting INTEGRATED APPLIANCES of a high quality. From the hallway, the THREE PIECE SHOWER ROOM can also be accessed with dual showerheads and walk-in unit serving TWO DOUBLE BEDROOMS, both well proportioned with the main having a DUAL ASPECT, again overlooking the neighbouring river.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain
- Second Floor Riverside Flat
- Fully Upgraded uPVC Windows & Doors In 2024
- Open Sitting/Dining Room With Balcony Onto The Rivers Edge
- Kitchen With High End Fitted Appliances
- Two Double Bedrooms
- Three Piece Shower Room
- Secure Underground Parking

Located in the heart of Norwich City Centre this property provides an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found in the heart of Norwich's Riverside development on the banks of the River Wensum. Parking is found behind secure locked gates underneath the accommodation in numbered bays. Access to the property can come from within the car park with secure and newly fitted buzzer intercom entry system giving further privacy to both stair and lift access.



THE GRAND TOUR

Once inside a central hallway leads through the property to all living spaces plus a handy storage cupboard. To the left, a well proportioned and finished shower room can be found with walk-in unit boasting dual shower heads to include a rainfall shower head and recess storage plus newly changed LED lighting, lighted mirror, radiator, towel rail and vanity storage. the kitchen has also benefitted from recent a update to include a range of storage with integrated appliances including a fridge/freezer, microwave, oven and hob whilst still giving good worktop space for those keen cooks. The main living space comes in the form of an open sitting/dining room with open carpeted floor space suited to hosting both sitting and dining room furniture. This space benefits from newly updated French doors opening to reveal a Juliette balcony perfectly positioned to enjoy views over the neighbouring River Wensum and allowing for fantastic air flow in the warmer months.

Within the home there are two large double bedrooms with the larger enjoying a dual facing aspect, perfectly positioned to encapsulate the neighbouring views. Both rooms are more than large enough to host double beds with further storage solutions and soft furnishings with the slightly smaller having built in storage where a 2019 fitted Gas combination boiler is currently housed.

FIND US

Postcode : NR1 1XR

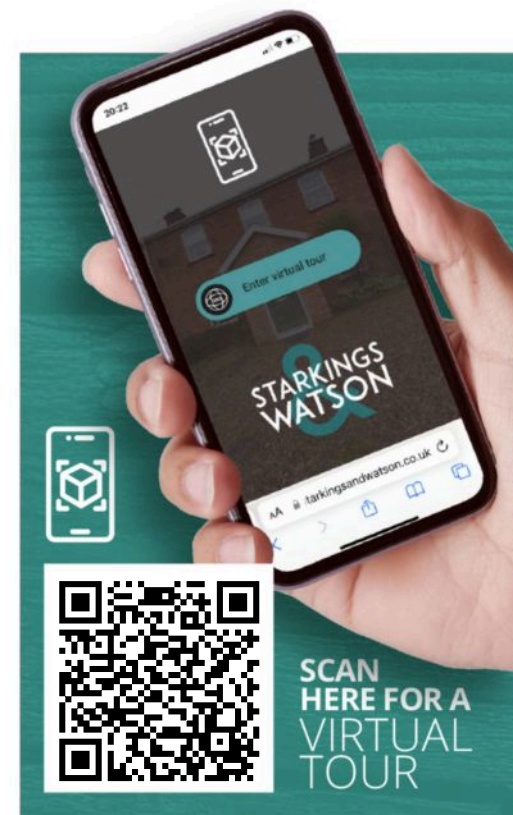
What3Words : ///ruled.bunch.bars

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered as a leasehold with 102 years remaining on the lease. Service charges equate to £2684.09 per year with ground rent coming to £200 per year. The current vendors are happy for the property to be sold with all furniture to be included in the sale once agreed within an accepted offer.

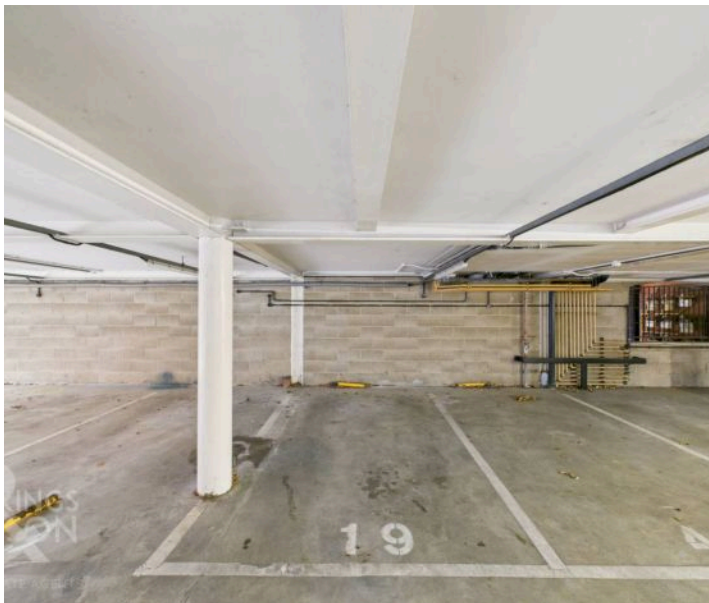


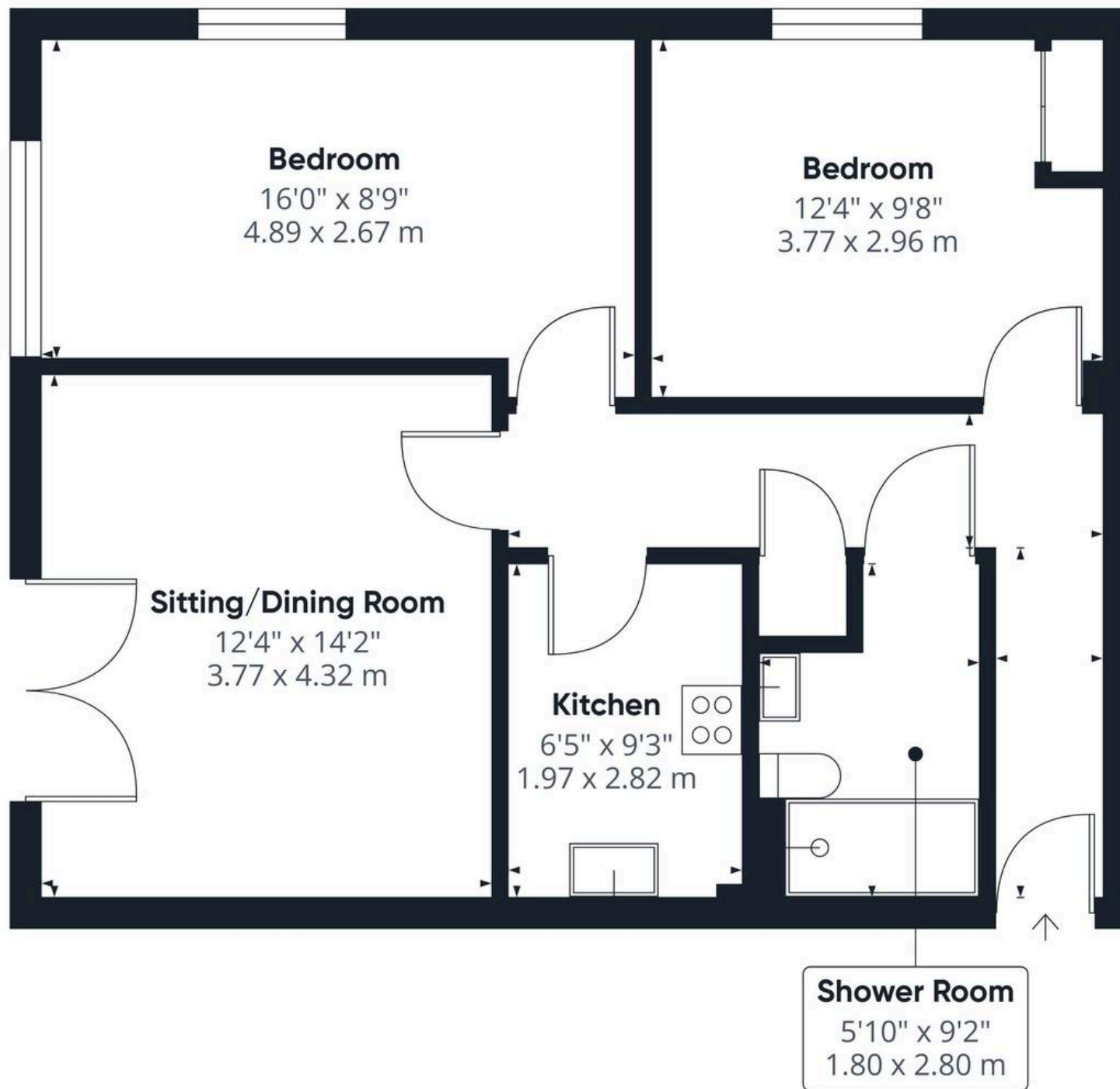




THE GREAT OUTDOORS

The property does not offer either private or communal ground however is in the very heart of the city centre with a multitude of amenities and attractions all nearby.





Approximate total area⁽¹⁾

645 ft²
60 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.