



Cannon Wharf, King Street, Norwich

Guide Price £315,000 Leasehold

Energy Efficiency Rating : 85

- ✓ Stunning Riverside Location
- ✓ NR1 City Centre Position
- ✓ Open Plan Living
- ✓ High Quality Kitchen with Granite
- ✓ Two Double Bedrooms
- ✓ Master with En Suite
- ✓ Two Balconies
- ✓ Remainder of 999 Year Lease

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Situated in the NR1 CITY CENTRE LOCATION forming part of the READ MILLS DEVELOPMENT, this STUNNING APARTMENT is offered with the remainder of a 999 YEAR LONG LEASEHOLD, with TWO BALCONIES, OPEN PLAN LIVING and HIGH SPECIFICATION FINISH. Cannon Wharf occupies a fantastic location, with a LIFT leading to the first floor of apartments, and is occupied by like minded residents who operate an ACTIVE RESIDENTS ASSOCIATION. A well maintained communal entrance offers seating and a SECURE GATED ENTRANCE, with the accommodation comprising a HALL ENTRANCE with two storage cupboards, OPEN PLAN SITTING/DINING ROOM with BALCONY, and open plan KITCHEN with INTEGRATED APPLIANCES and GRANITE SURFACES, master bedroom with further BALCONY and EN SUITE shower room, GUEST BEDROOM with 'Juliet Style' balcony, and MODERN FAMILY BATHROOM. Underground car parking is provided for one car.

LOCATION

Located in the heart of Norwich City Centre to provide 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 2FG), but to help....From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which continues along and becomes King Street. The Read Mills development can be found on the left, with Cannon Wharf being clearly identifiable. Heading into Norwich from the A47, at the Trowse interchange, turn right onto Martineau Lane. At the roundabout take the second left, heading up the hill, and turning right at the traffic lights. Follow the road, bearing left where the road turns right, where Cannon Wharf can be found on your right hand side.

AGENTS NOTE

The property is offered on a long leasehold of 999 years from 2005. Ground Rent is charged at £150 PA. The combined service charges are approximately £132.18 PCM.

Cannon Wharf is entered via wrought iron gates, and a secure entrance door, which leads to the communal entrance. Well maintained, seating is offered, with stairs and a lift leading to the first floor. The adjacent wrought iron vehicular entrance leads to the underground parking.

Entrance door to:

ENTRANCE HALL

With a welcoming and spacious entrance, wood effect flooring can be found under foot, with two built-in storage cupboards, one offering the electric fuse box, and the other the gas fired central heating boiler and hot water tank, radiator, USB charging socket, alarm control panel, entry telephone system, thermostat heating control, smooth ceiling, doors to:

SITTING/DINING ROOM

16' 7" x 15' 10" Max. (5.05m x 4.83m) With views across the river, fully height double glazed windows and a 'tip and tilt' door lead to the first of two balconies. Providing space to sit and dine alfresco, the views can be appreciated to Carrow Bridge, and across to the Riverside complex. Continued wood effect flooring, radiator x2, television, satellite and telephone points, smooth ceiling, opening to:

KITCHEN

12' 10" x 5' 10" (3.91m x 1.78m) Offering an open plan aspect to the main reception room, and separated by a low wall with granite top. The kitchen offers a high quality range of wall and base level units with granite work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset 'Neff' gas hob and built-in 'Neff' electric double oven with extractor fan, continued wood effect flooring, inset 'Neff' dishwasher, fridge freezer and washer/dryer, built-in under cupboard lighting, plinth level LED lighting, smooth ceiling.

MASTER BEDROOM

16' 3" x 10' 9" Max. (4.95m x 3.28m) With its own balcony, a further outside seating area can be enjoyed, with full height double glazed windows and 'tip and tilt' door flooding the room with light. Fitted carpet, radiator, television point, USB charging sockets, smooth ceiling, door to:

EN SUITE

Villeroy & Boch white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, wall mounted vanity mirror with recessed spotlights and shaver point, smooth ceiling with extractor fan.

GUEST DOUBLE BEDROOM

14' 10" x 8' 7" (4.52m x 2.62m) Currently used by the vendors as a studio and guest bedroom with a pull down bed. Offering a 'Juliet Style' balcony with opening double glazed window, wood effect flooring, radiator, television point, smooth ceiling.

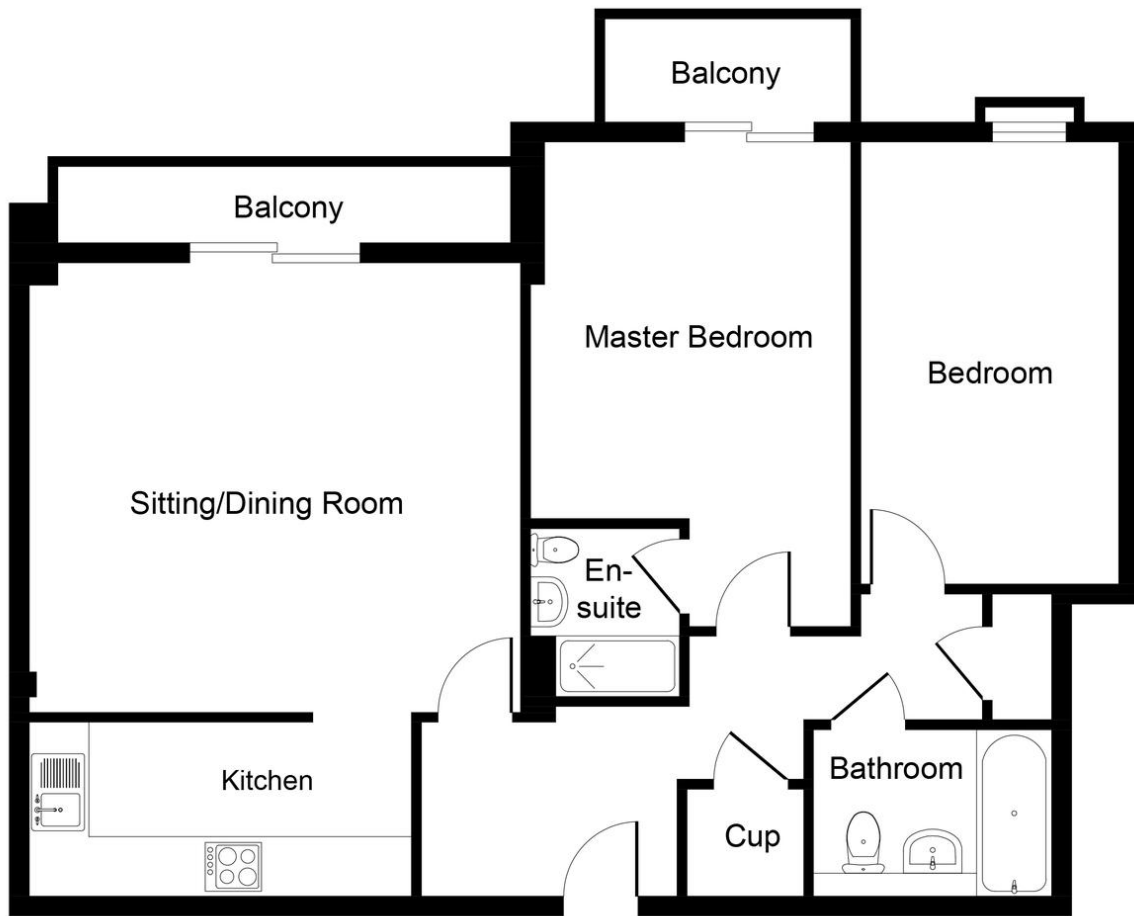
FAMILY BATHROOM

Villeroy & Boch white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, radiator, smooth ceiling with extractor fan.

ALLOCATED PARKING

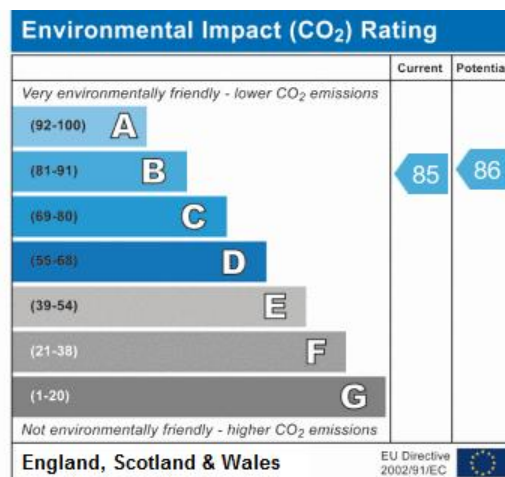
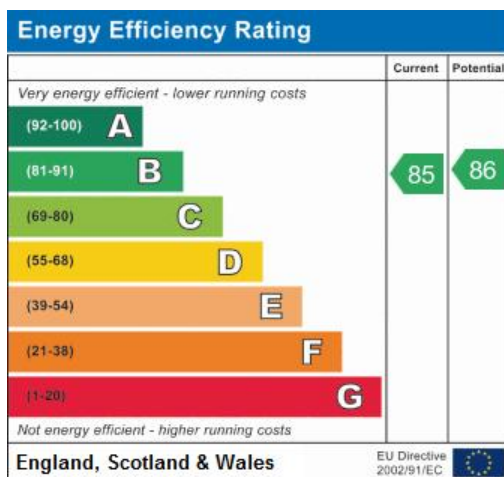
Underground secure allocated parking is provided for one vehicle.





Approximate Floor Area
833 sq. ft
(77.38 sq. m)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Centralised Hub: