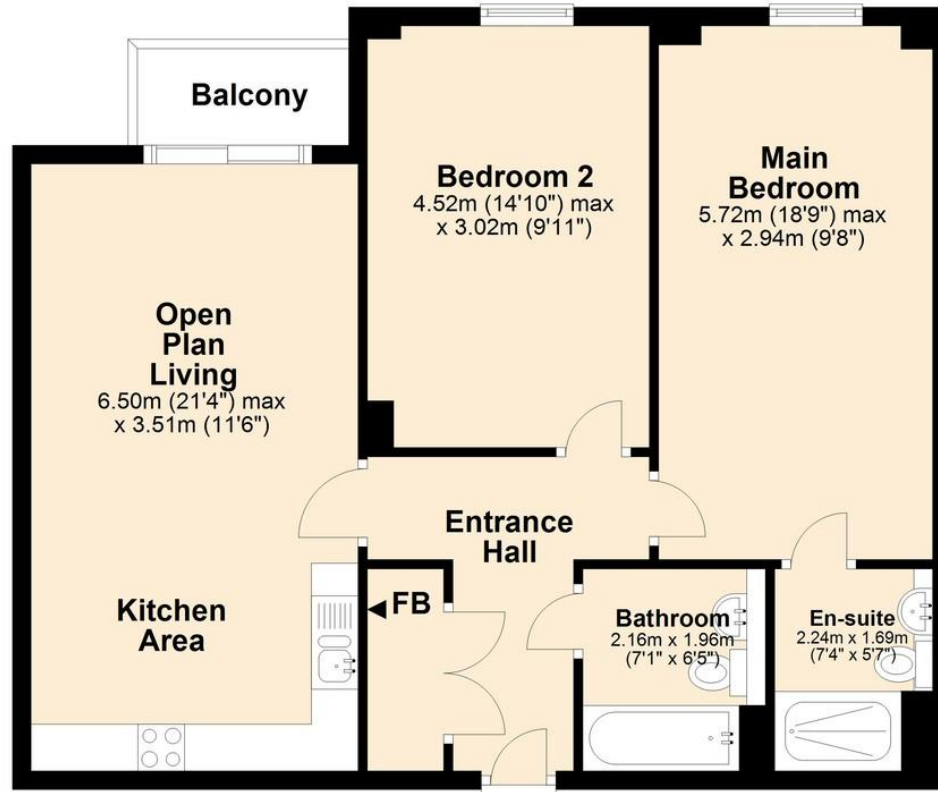


## Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

## OUTSIDE

The property is accessed via a secure entry system and communal entrances with stairs and lifts to all floors, enjoying river views from both the bedrooms and the balcony. Shared outdoor space is accessible from within the block and there are beautiful riverside walks in both directions with retail/leisure areas, rail station and football ground nearby. The property benefits from an allocated parking space available with the Owners currently renting an extra parking space for £85 per month. This informal arrangement could continue with the new tenants.

## AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

## DIRECTIONS

From the roundabout outside County Hall at Martineau Lane, follow the A147, heading uphill onto Bracondale, then turn right at the traffic lights onto King Street. Follow the road as it bears right towards Norwich City Football Ground and turn left into Wherry Road. The property is part of the apartment block, just after the entrance to the car park, on the left-hand side.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current B 86 Potential B 86



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Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Nestled in the city's vibrant social hub, this modern 2 bedroom apartment boasts an open-plan kitchen/lounge/diner leading to a balcony, 2 bathrooms including an en-suite, plus captivating river views and allocated parking. Just moments from the railway station and the heart of the social and entertainment area of the city, it redefines urban living.

## Bridgmaster Court

Wherry Road | Norwich | Norfolk | NR1 1XG

£1,200 pcm

Third floor apartment in a modern, purpose-built block enjoying river views

Situated in the heart of the Riverside development area of Norwich

2 bedrooms including an 18'9 max. main bedroom with en-suite

Stylish kitchen with modern grey units and some integrated appliances

21'4 max. open plan living area with balcony

Modern bathroom plus en-suite shower room to main bedroom

Secure entry system and allocated underground parking space with lifts and stairs to all floors

Communal open space with seating on the first floor

A popular location close to an entertainment and retail area, plus football ground

Available now!

