



A city centre apartment with stunning views

Apartment 7, Westgate Tower, Norwich NR1 3LJ

Leasehold



Three bedrooms • En suite and Dressing Area to the Master bedroom • Family bathroom • Large Open plan living space Utility room • Balcony • Secure under cover parking space Two communal lifts

Directions

Walk up Timber Hill heading towards John Lewis, just before you reach Timber Hill Bakery turn right into Lion Castle Yard where you'll find the entrance to Westgate Tower. For Sat Nav the postcode is: NR1 3LJ.

The Property

In 2013 FW Properties and Soho Estates collaborated with award-winning architects 5th Studio, to transform Westgate Tower into exclusive and elegant residential dwellings. This apartment occupies the eighth floor and offers spacious accommodation with panoramic views over the city's landscape. The living/dining area which is over 40ft long has triple aspect and a balcony with far reaching views over the Cathedral, Castle and beyond. There is a contemporary kitchen with high gloss doors, granite worktops with under mounted sink and a three way tap, under cupboard lighting, integral appliances including a dishwasher and eye level oven microwave and cooker hood with separate induction hob. A separate utility room offers space for washing machine and large fridge freezer and houses the under floor central heating system and hot water cylinder.

The master bedroom has a fully fitted dressing area with Hammond mirrored wardrobes and en suite with a walk in shower enclosure with frameless glass screen, quality white sanitary ware with double vanity basin, WC and Bidet and a programmable heated towel rail. There is a further double sized bedroom with Hammond mirrored oak wardrobes and a single bedroom/study which has been completely fitted out with Hammond oak cupboards and desk. The entrance hall has a large Hammond mirrored oak coat cupboard fitted with another oak storage cupboard in the inner hall.

The apartment also benefits from underfloor heating throughout, individual air-source heat pump, oak engineered timber flooring to hall, living/dining area and study, carpets in the bedrooms, oak veneered internal doors with contemporary stainless steel ironmongery throughout. The current owners have also installed discrete solar blinds, black out blinds, a mains 10 year smoke detector system and water system, reverse osmosis water filtration system, water softener and computer controlled individual thermostats.





In the communal areas you will find a video entry system, two lifts, a Wohr vertical car park lift system with one parking space and bicycle storage available in a secure car park with electric roller shutter door. Please note the following maximum car dimension that will fit into the allocated space: 2500mm width x 1550mm height x 5000mm length x 2000kg weight.

Situation

Norwich offers an extensive shopping district comprising of national retailers, charming boutiques and specialist independent stores. There is also a fantastic mix of theatres, including the nearby Theatre Royal, Maddermarket Theatres and the Norwich Playhouse, cinemas and numerous museums and galleries. Restaurant lovers may take advantage of the diverse range of cafes, brasseries and restaurants, as well as quality local eateries. With so much to do on your doorstep and secure parking within the complex, take the opportunity to leave the car at home and immerse yourself in city life.

Travel times & distances

By road: Norwich Railway Station 1 mile
Castle Mall & Chapelfield Shopping Centres within walking distance.
University of East Anglia 4.2 miles
Norwich International Airport 4.4 miles
By rail: Ipswich 40 minutes
Cambridge 1 hour and 11 minutes
London Liverpool Street 1 hour and 47 minutes

Source: www.theaa.com and www.nationalrail.com
All travel times & distances are approximate and for guidance only.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



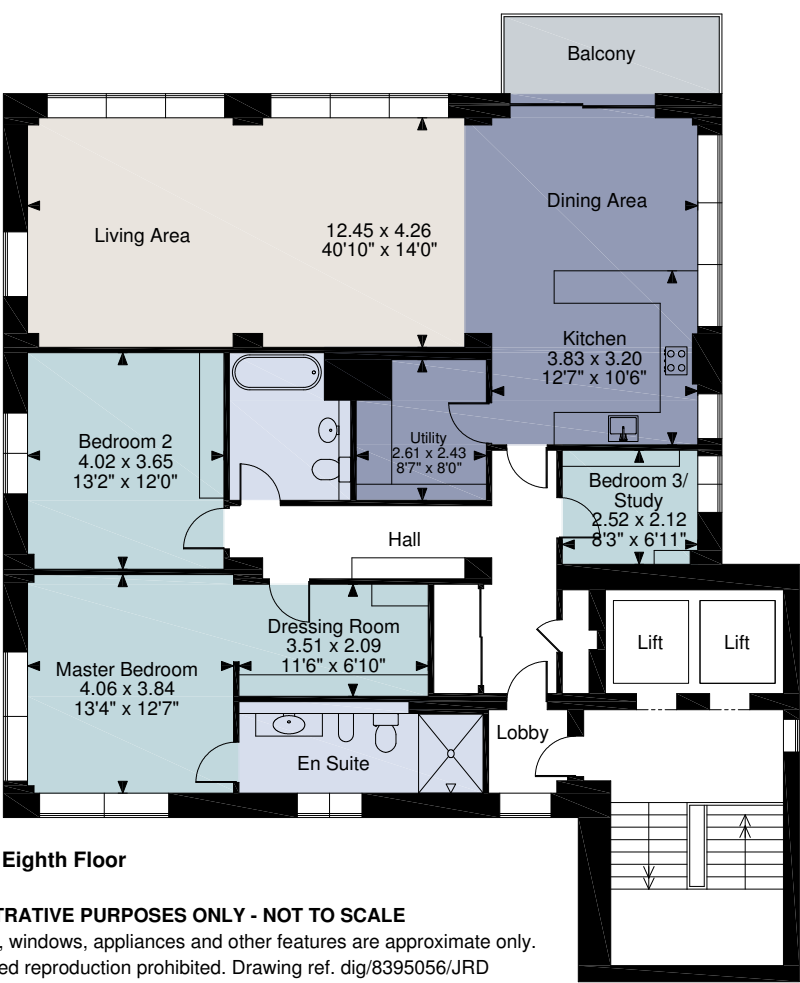
Services

Mains water
Mains electricity
Mains drainage

Local Authority

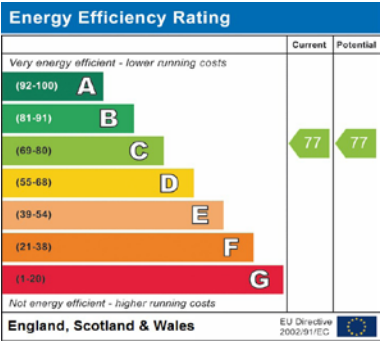
Norwich City Council
01603 212212

Apartment 7, Westgate Tower, Norwich NR1 3LJ
Gross internal area (approx) Apartment gross internal area 1,582 sq ft / 147 sq m
Communal Area gross internal area 251 sq ft / 23 sq m
Balcony external area 62 sq ft / 6 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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