



# Spacious one bedroom apartment

**Flat 51, Bridgemaster Court, Wherry Road, Norwich, Norfolk, NR1 1XG**

Leasehold



## The Property

This one bedroom apartment is located on the fifth floor providing light and spacious accommodation.

Bridgemaster Court is conveniently located for Norwich City Centre and the train station and was built in 2017. This particular apartment has been under the current ownership since new and is in immaculate condition throughout. The apartment has an open plan living area with oak engineered timber flooring, integrated appliances in the kitchen and a south facing balcony with a view of the river to the side. There is also a spacious cupboard in the hall for cloaks and laundry facilities. The building provides secure entry system, lift access, bike store and communal gardens. There is also secure undercroft carpark with a designated parking space.

## Location

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.

Norwich is the regional centre of East Anglia and has a mainline rail service to London Liverpool Street with the fastest journey time being 90 minutes.





### **Agents Note**

Leasehold with 245 years remaining.

**Ground rent:** £200 per annum

**Service Charge:** £1,505 per annum \*based on charges in 2020

There are covenants in place to protect the external appearance of the building and use of the premises and communal areas.

### **Services**

Mains water, electricity, gas and drainage, gas fired central heating.

### **Fixtures and Fittings**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.



## Bridgemaster Court, Norwich, Norfolk

Main House gross internal area = 574 sq ft / 53 sq m

Balcony external area = 22 sq ft / 2 sq m



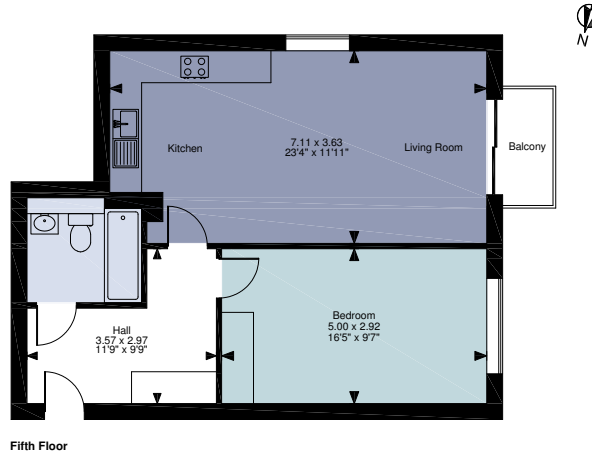
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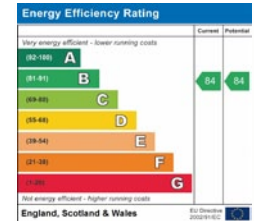


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