



## 20 Wherry Road, Norwich

In Excess of £230,000



# 20 Wherry Road

Norwich, Norwich

This modern two-bedroom duplex apartment on Wherry Road combines stylish living with a prime location in Norwich's Riverside area. Spread over two floors, the apartment features a spacious open-plan living area perfect for entertaining, complemented by large double-glazed windows and French doors that lead to a Juliette balcony. The well-appointed kitchen is fully integrated with modern appliances, offering ample counter space and stylish cabinetry. With secure entry, gas central heating, and allocated parking, this property is an exceptional find for anyone seeking comfort and convenience in an urban setting.

## The Location

Wherry Road offers a prime location in Norwich's Riverside area, catering to various demographics. Commuters will benefit from being just a 10-minute walk from Norwich Train Station, ensuring quick access to London and surrounding areas. You will find nearby amenities at Riverside Retail Park, which features popular retailers, a cinema and dining options. The vibrant city centre, less than a mile away, boasts historical sites like Norwich Castle and the bustling Norwich Market, perfect for cultural enthusiasts and food lovers alike. With scenic riverfront views and communal garden spaces, this location provides an escape while remaining connected to the city's energetic lifestyle.







## 20 Wherry Road

Norwich

### Wherry Road

This modern and spacious two-bedroom duplex apartment offers an exceptional blend of style, convenience and comfort, making it an ideal investment opportunity or a fabulous home.

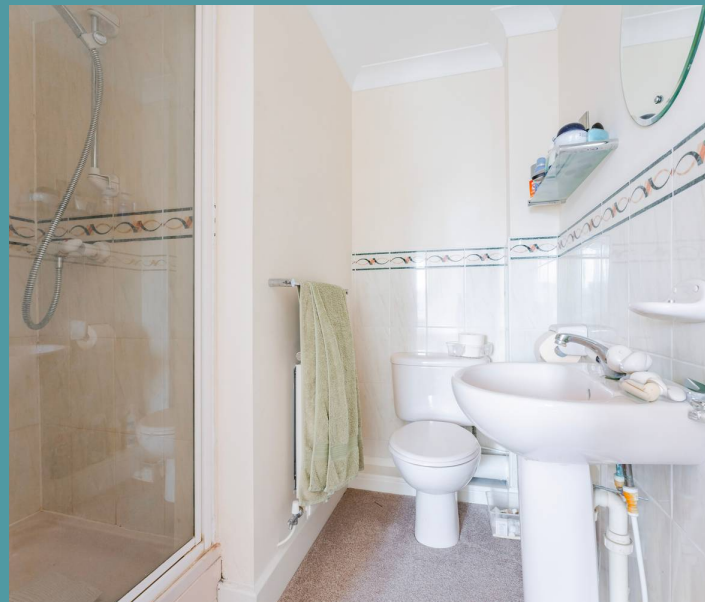
Set across two floors, this unique property provides the rare advantage of split-level living with bright, open-plan spaces and two generously sized double bedrooms.

With secure entry, gas central heating, and double glazing throughout, residents can enjoy the added convenience of allocated parking and a communal garden areas.

Upon entry, the ground floor provides a private and restful atmosphere, with two generously sized double bedrooms.

The master bedroom features built-in wardrobes, an en-suite shower room, and French doors that open onto a Juliette balcony, allowing natural light and fresh air to flow in.

The second bedroom, equally spacious, sits adjacent to a well-equipped main bathroom, complete with a bath and shower. Additionally, there's a hallway cupboard that houses the gas central heating boiler.







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Norwich

Upstairs, the property truly opens up, offering a bright, expansive living space that's perfect for relaxation and entertaining.

The open-plan lounge and dining area boasts large double-glazed windows and additional French doors leading to a Juliette balcony, creating a light-filled and airy atmosphere.

This floor also has a convenient cloakroom for guests. The well-appointed kitchen is fully integrated with modern appliances, including a dishwasher, washing machine, and fridge/freezer, and offers plenty of counter space and stylish cabinetry.

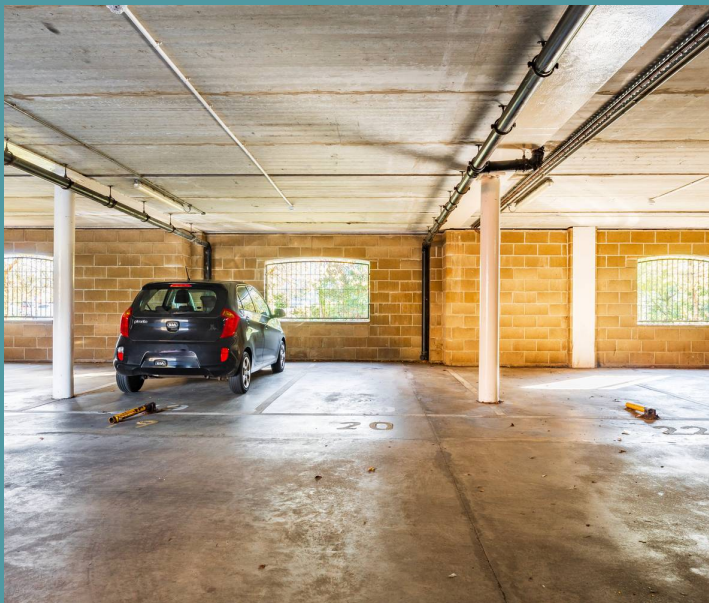
### Agents Note

Sold Leasehold.

Connected to all mains services.

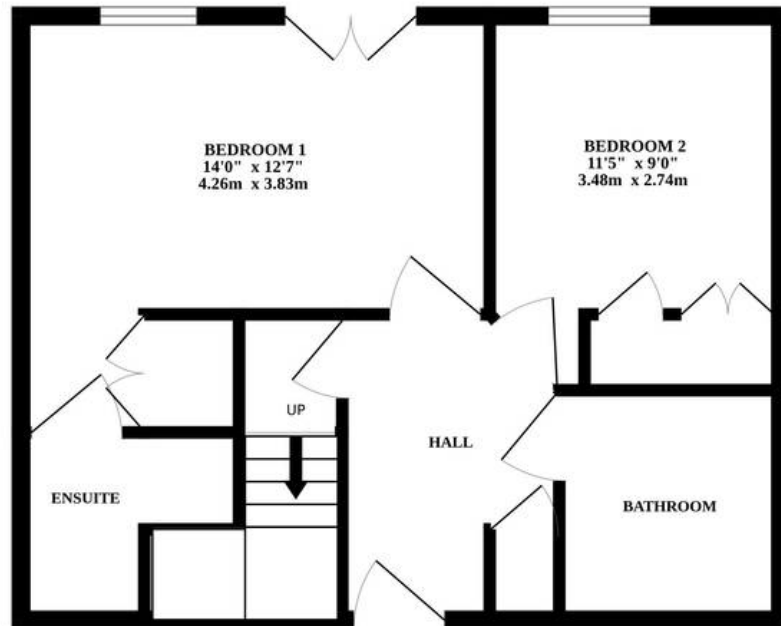
Ground Rent - £75 (6 months)

Maintenance - £2000 p/a

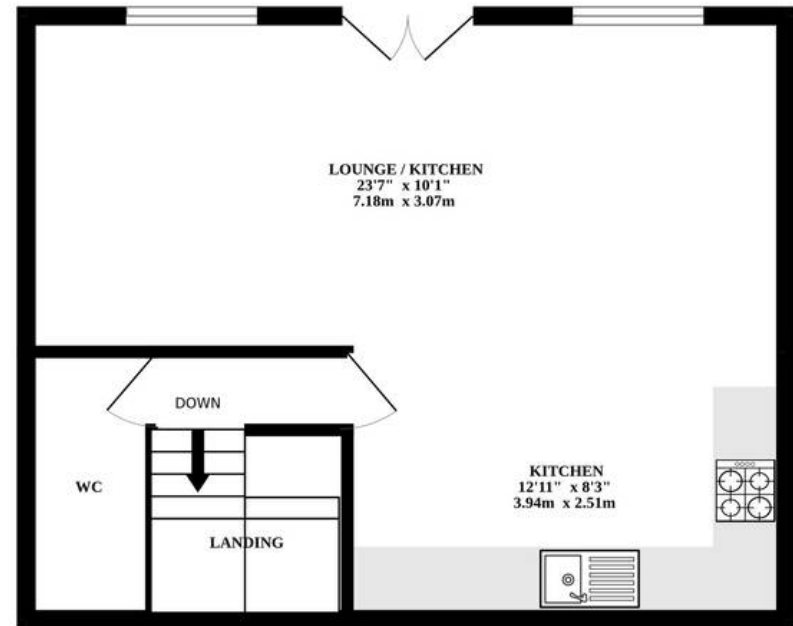




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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