



## Flat 32, Bridgemaster Court Wherry Road, Norwich

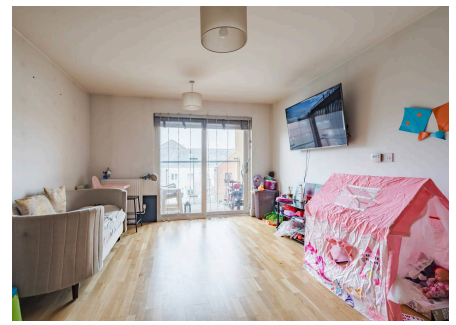
£215,000 Leasehold

In the heart of the Riverside development area of Norwich, you'll find this modern 2-bedroom apartment which offers a contemporary urban lifestyle with stunning river views. Located on the third floor of a modern purpose-built block, this property is an ideal choice for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative buy-to-let opportunity.



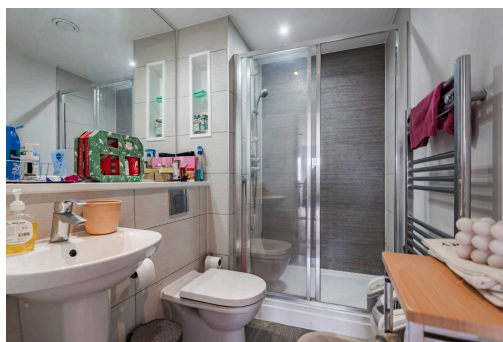
## Location

Wherry Road, Norwich is situated in a prime location, offering the perfect balance of convenience and tranquillity. Located in the heart of Norwich, this modern development is within easy reach of the city's bustling centre, providing residents with easy access to a wide range of amenities, including shops, cafes, restaurants, and entertainment options. The nearby Norwich train station offers excellent transport links, making commuting to London and other major cities a breeze. Additionally, the picturesque River Wensum is just a stone's throw away, perfect for scenic walks or relaxing riverside views. Whether you're a professional or a family, this location offers everything you need for comfortable, connected living.



## Wherry Road

Upon entering the apartment, to the left of the hall you are greeted by a stylish kitchen boasting modern grey units and integrated appliances, perfect for culinary activities. The open plan kitchen/lounge area is generously proportioned, providing ample space for both relaxation and entertainment.





Step outside onto the private balcony from the lounge and soak in the picturesque views of the surrounding area - a quiet spot to unwind after a long day.

The apartment hosts two spacious bedrooms, ensuring comfort and privacy for its occupants. The main bedroom features the convenience of an en-suite shower room, adding a touch of luxury to every-day living. A modern bathroom completes the living quarters, offering a serene space for pampering and rejuvenation.

Residents of this property benefit from a range of amenities designed to enhance their living experience. A secure entry system provides peace of mind, while the allocated underground parking space ensures hassle-free parking. Communal open space with seating on the first floor invites social gatherings and relaxation.

Beyond the confines of the apartment block, the vibrant neighbourhood beckons exploration. Enjoy scenic riverside walks in both directions, or venture out to nearby retail and leisure areas for a day of shopping and entertainment. The proximity to the rail station and football ground adds to the convenience and connectivity of this sought-after location.

#### Agents Notes

We understand this property will be sold leasehold, with 241 years remaining on the lease.

Ground rent - £275 p/a

Connected to mains water, electricity and drainage.

Council Tax band: C

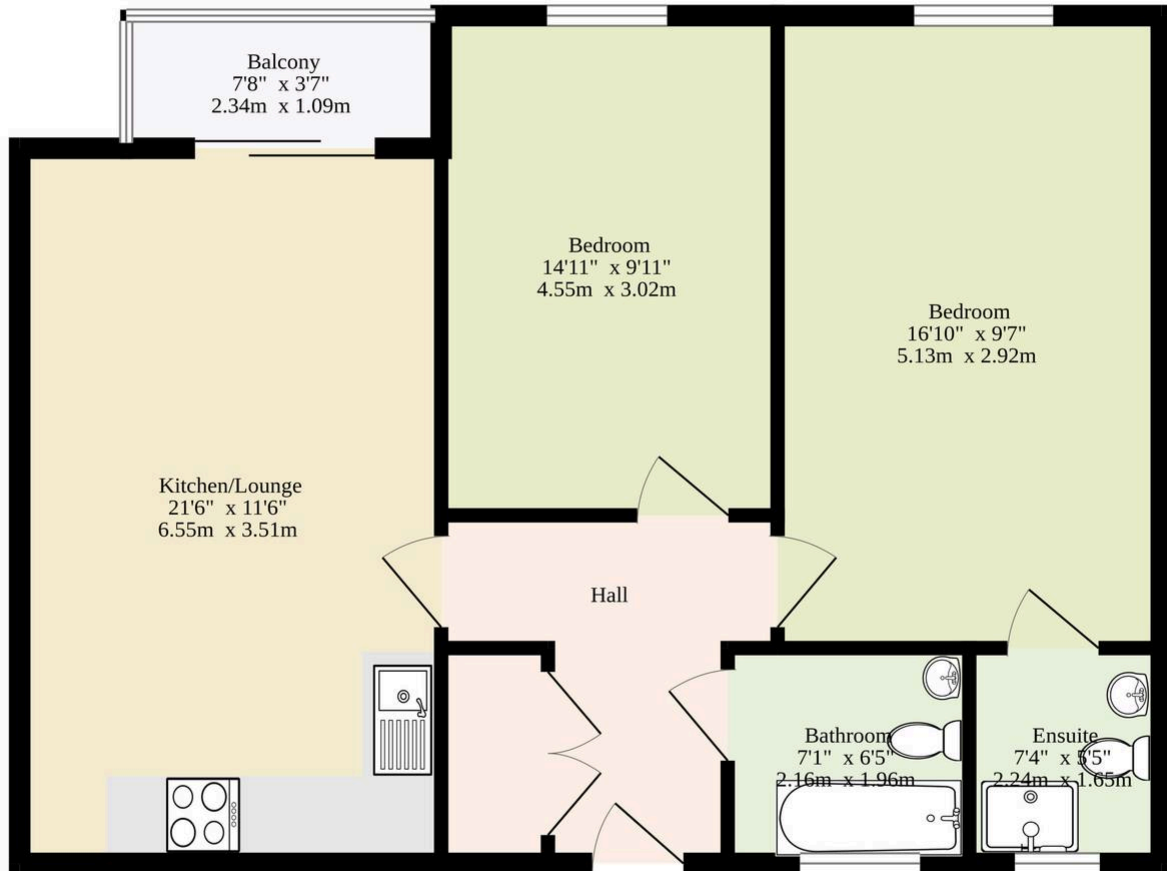
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Ground Floor**  
**737 sq.ft. (68.5 sq.m.) approx.**



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

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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