



Flat 52, Bridgemaster Court Wherry Road, Norwich - NR1 1XG

£220,000 Leasehold

Enjoying a prime city centre location with views over the river, this well-presented 2017-built apartment offers a comfortable and well-planned layout ideal for modern living. The open-plan living space is generous and filled with natural light, with direct access to a private balcony framed by glass panelling, perfect for relaxing or entertaining. There are two double bedrooms, including a principal bedroom complete with built-in wardrobes and a sleek en suite, while the second bedroom offers flexibility for guests or home working. A modern family bathroom serves the rest of the apartment, and the property includes one secure allocated parking space.

Location

Bridgemaster Court enjoys a prime riverside setting on Wherry Road in central Norwich, offering direct access to some of the city's most popular attractions. Just moments from the vibrant Riverside Retail Park, residents benefit from an excellent choice of shops, restaurants, cafés, and a cinema complex, all within easy reach. Norwich Train Station is only a short walk away, providing convenient rail connections to London and beyond. The location also offers scenic walks along the River Wensum, with easy access to the city centre's historic lanes, open green spaces, and cultural landmarks including Norwich Cathedral and the Castle. With everything from gyms and supermarkets to riverside pubs close by, it's an ideal spot for those seeking a lively yet well-connected urban lifestyle.



Agents notes

We understand that the property will be sold leasehold, connected to all main services.

216 years remaining on the lease

Ground rent: £137.50 paid half-yearly

Maintenance fee: £3,700 per year (includes heating)

Heating system- Gas Central Heating

Council Tax Band- C



Wherry Road, Norwich

As you step into the apartment, you're welcomed by a well-proportioned hallway that offers immediate practicality with a generous built-in storage cupboard, ideal for coats, shoes, or cleaning essentials. From here, the home opens into a bright and spacious open-plan living area that brings together function and comfort.

The kitchen is stylishly appointed with modern, fitted units and wood-effect work surfaces, providing ample preparation space. An electric hob and oven are neatly integrated, while inset ceiling lighting adds a clean finish. This area flows effortlessly into the lounge and dining space, enhanced by wood-effect flooring that ties the entire room together.

There is ample room for both dining and relaxing, and natural light pours in through the glazed door that opens out to a private balcony. The balcony enjoys glass panelling and a peaceful outlook over the river, an ideal spot for a morning coffee or evening unwind.

Both bedrooms are spacious doubles, each featuring carpeted flooring and an abundance of natural light. The principal bedroom stands out with its built-in wardrobes and a sleek en suite shower room fitted with a glass-fronted shower cubicle, partially tiled walls, and inset ceiling lighting for a polished look. The second bedroom is versatile, currently fitted with shelving and ideal as a guest room or home office, depending on your needs.

Completing the interior is the main bathroom, well finished with a panelled bath and shower over, partially tiled walls, a tiled floor, and subtle inset lighting that adds a contemporary touch. Throughout the apartment, double glazing helps maintain comfort and energy efficiency.

The property benefits from a secure allocated parking space on a shared driveway, offering added convenience in this prime city centre setting.



811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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