



Apt 5, New Half Moon Yard King Street, Norwich

Norwich



Minors & Brady

# Apartment 5

## New Half Moon Yard King Street, Norwich

Positioned in a prime riverside setting with uninterrupted views, this well-presented apartment brings together generous open-plan living where the lounge, dining space, and modern fitted kitchen with granite worktops and integrated appliances are arranged with French doors from the lounge opening onto a private balcony above the water. The principal bedroom enjoys its own Juliet balcony and en suite shower room, complemented by a second double bedroom and a contemporary family bathroom, while wood flooring and neutral décor create a consistent modern finish throughout. Landscaped communal gardens, a secure ground-level parking space, and gated entry add to the sense of comfort and practicality, with cafés, restaurants, leisure spots, shopping districts, and Norwich train station for direct London and coastal links all just a short walk away.

### Location

New Half Moon Yard is located just off King Street in Norwich, placing you right in the centre of the city's historic quarter. From here, you can enjoy the riverside setting with its popular cafés, restaurants, and leisure spots, while Norwich's thriving shopping districts, the Lanes, and the market are all within easy walking distance. The area also benefits from close proximity to the train station, providing direct connections to London and the coast. Cultural highlights such as Norwich Cathedral, Norwich Castle, and the city's theatres are nearby, along with excellent bus routes and road links for wider travel. The neighbourhood offers a lively atmosphere while still providing quieter pockets along the riverside. Its central position makes it ideal for both professionals and those who enjoy having Norwich's best attractions on their doorstep. Residents also have easy access to gyms, parks, and everyday conveniences, making daily life both practical and enjoyable.





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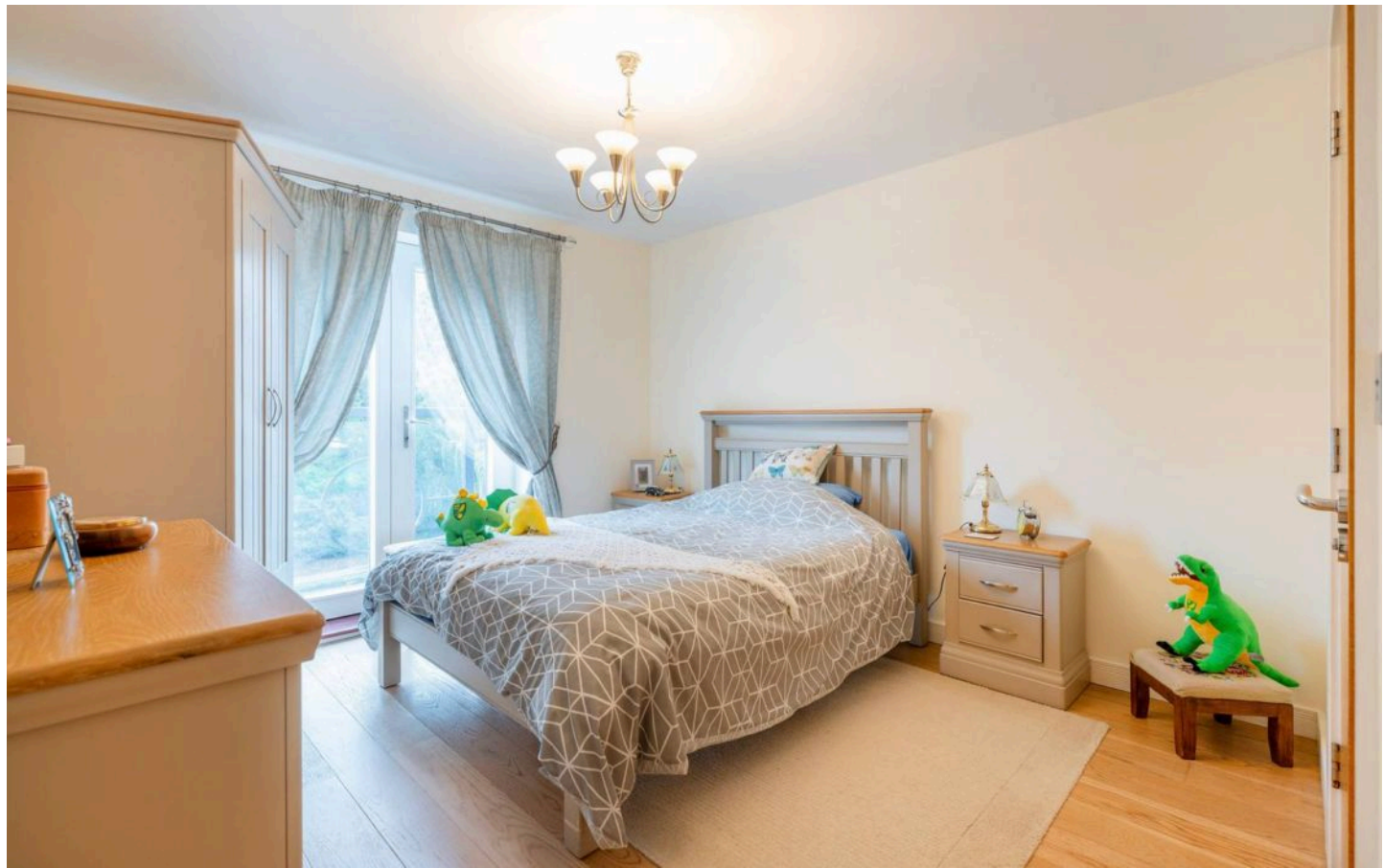
## New Half Moon Yard, King Street, Norwich

Upon entering the building, residents are greeted by an impressive communal entrance where large glazed panels allow light to pour in. A striking central water feature and smart flooring establish a modern and welcoming tone, with both lift and stair access leading to the upper levels.

Inside the apartment, a spacious entrance hall offers a useful storage cupboard and an airing cupboard. Wood-effect flooring flows throughout and continues into the main living area, where a generous lounge and dining space form part of the open-plan layout. Full-height glazed French doors frame the river and open onto a private balcony, creating a natural extension of the room and offering views across the water, with mature trees and a riverside walkway adding to the outlook.

Designed in a sleek modern style, the kitchen is fitted with gloss cabinetry in a soft neutral tone, complemented by polished granite worktops and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher, and double electric oven with cooker hood, alongside a 1.5 bowl stainless steel sink with mixer tap. The arrangement is both practical and stylish, making excellent use of the space while maintaining a contemporary finish.

A principal bedroom of generous proportions continues the pale wood flooring and neutral décor, creating a light and inviting atmosphere. French doors open to a Juliet balcony, drawing in natural light and providing a pleasant view across the surroundings. This room is further enhanced by its own en suite shower room, appointed with a glazed enclosure, WC, and vanity unit with inset basin and storage beneath. A chrome heated towel rail and light finishes complete the look, keeping the space modern and functional.



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Another well-sized double bedroom enjoys direct views over the river, offering a calm and attractive backdrop. Finished in the same pale wood flooring and light tones, it reflects the fresh and contemporary style found throughout the apartment.

The family bathroom adds further appeal, presented with full-height tiling in a warm neutral palette. A panelled bath with a shower attachment, a pedestal wash basin, and a chrome heated towel rail are all included, while an obscured window allows for natural light without compromising privacy.

Residents also have access to landscaped communal gardens and a secure, allocated parking space within the gated development, offering both convenience and peace of mind.

### Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- Electric Central Heating

Council Tax Band- C

979 years remaining on the lease

Ground rent £150 per annum

Maintenance fee £2,950 per annum

Unsafe cladding and balconies agreed to be funded by the government, currently managed by Watsons Property Group Ltd.

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914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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