



46 Austin House King Street, Norwich

Norwich



Minors & Brady

46 Austin House King Street

Norwich, Norwich

Set within a secure gated development moments from Norwich's vibrant Riverside and cultural quarter, this beautifully presented modern flat offers stylish contemporary living in a prime city location. Designed for comfort and practicality, it features a spacious open-plan layout with a fitted kitchen complete with sleek handleless cabinetry, stone-effect work surfaces, and premium integrated appliances including an oven, hob, extractor fan, fridge-freezer, and dishwasher. Full-height glazing floods the living space with natural light and opens onto a private balcony offering elevated views across the river and city skyline. Two generous bedrooms are finished in soft neutral tones, while the modern bathroom includes a panelled bath with overhead shower and fitted vanity unit. Additional benefits include double glazing, insulated walls for energy efficiency, and TV aerial points in the living area and bedrooms. Residents enjoy well-maintained communal gardens and an allocated off-road parking space, completing this well-located city home.

Location

Austin House is set along King Street, one of Norwich's most historic and sought-after central locations, just moments from the vibrant Riverside area and the city's cultural quarter. Residents enjoy easy access to an excellent range of cafés, restaurants, and independent shops, along with riverside walks and leisure facilities. Norwich Train Station is only a short walk away, providing convenient connections to London and the coast, while the city centre's retail, business, and entertainment hubs are all within easy reach. The nearby Riverside Retail Park offers a variety of popular stores, gyms, and a cinema complex, creating a lively destination for both day and evening activity. With regular bus links and cycle-friendly routes, the location ensures effortless access to everything Norwich has to offer.



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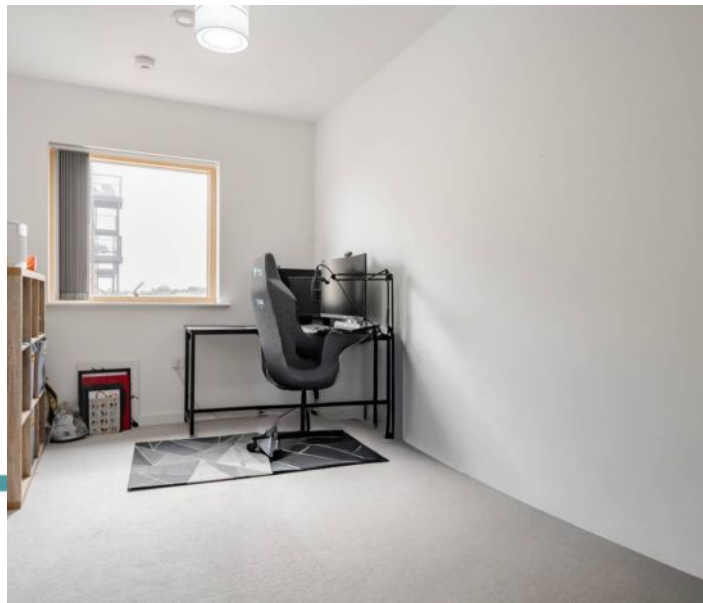
The apartment welcomes you with a spacious entrance hall featuring quality wood-effect flooring and a generous built-in storage cupboard, setting a smart first impression. Inside, an open-plan living area offers an elegant and light-filled setting designed for contemporary city living.

Beautifully appointed with sleek handleless cabinetry, stone-effect work surfaces, and premium integrated appliances including an oven, hob, extractor fan, fridge-freezer, and dishwasher, the kitchen complements the space perfectly. Full-height glazing draws in natural light and opens onto a private balcony, creating an inviting spot to enjoy sweeping views across the river and city skyline.

Generously proportioned and presented in soft neutral tones, both bedrooms provide a calm and comfortable space. The second bedroom offers flexibility, ideal for guests or home working.

Completing the interior, the bathroom exudes modern style with a panelled bath and overhead shower, fitted vanity unit, concealed-cistern WC, chrome heated towel rail, and large grey tiles paired with coordinating wood-effect flooring.

Further features include double glazing, insulated walls for energy efficiency, and TV aerial points in the living area and both bedrooms.



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Residents benefit from well-maintained communal gardens and an allocated off-road parking space, completing this appealing and well-located modern home moments from Norwich's vibrant Riverside and cultural quarter.

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

Lease term remaining: 122 years

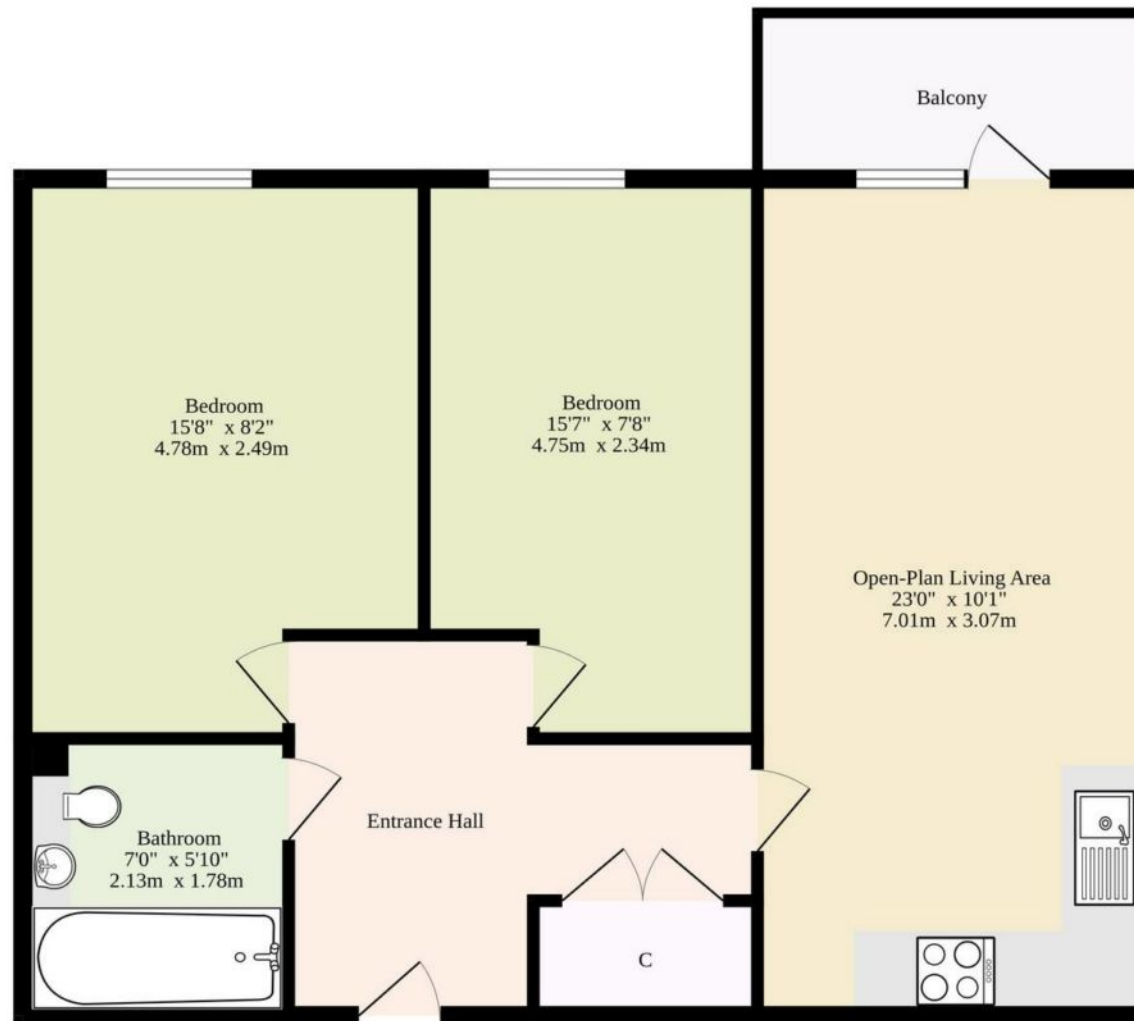
Annual service charge and ground rent: £146.25

Cladding works are identified and being rectified by Orbit, with no additional cost to residents



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614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
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