



17 Anchor House Anchor Quay, Norwich

Norwich



Minors & Brady

17 Anchor House Anchor Quay

Once home to the famed Bullard & Son Anchor Brewery, this distinctive Norwich landmark has been beautifully reimagined for modern city living. Behind its historic brick façade lies a superb two-bedroom upper ground floor apartment offered with no onward chain. The conversion captures the spirit of the city's industrial heritage while introducing elegant contemporary design. Generous proportions and high ceilings create a wonderful sense of space and light throughout. The open-plan living and dining area provides a versatile setting for both relaxation and entertaining. A sleek, modern kitchen with integrated appliances adds practicality and style. Both bedrooms are well-sized and thoughtfully designed for comfort and storage. The main bathroom is complemented by a separate guest WC, enhancing everyday convenience. Residents benefit from lift access, a secure bike store, and well-maintained communal areas. Located moments from the River Wensum and the vibrant Norwich Lanes, this apartment perfectly blends heritage, modernity, and city-centre ease.

- Historic Bullard & Son Anchor Brewery conversion combining character and modern design
- Offered with no onward chain for a smooth purchase
- Generous 688 sq ft of well-planned living space
- Bright open-plan living and dining area with large windows and high ceilings
- Stylish modern kitchen with integrated appliances
- Two spacious bedrooms with ample storage
- Contemporary bathroom plus additional guest WC
- Lift access and secure bike storage within the building
- Long 996-year lease providing long-term security
- Prime city location near the River Wensum, Norwich Lanes, and local cafés





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17 Anchor House Anchor Quay

Norwich, Norwich

The Location

Set along the tranquil banks of the River Wensum, this beautifully positioned property enjoys a peaceful setting just moments from the heart of Norwich. Only a short two-minute walk from the lively St. Benedict's Street, residents are surrounded by independent restaurants, cafés, and boutique shops, along with the famous Norwich Market offering a wonderful mix of local produce and street food.

Just a street away, you'll find Haggie and a fantastic choice of dining options that make this area one of the city's favourite spots for food lovers.

From here, you can walk into the city centre within minutes, where Norwich's rich character unfolds through its medieval architecture, cobbled lanes, and modern shopping districts. The city offers an impressive blend of history and culture, from its magnificent cathedral to its thriving arts and music scene. Excellent schools, two well-respected universities, and a busy business community add to the city's appeal. Norwich train station is also easily accessible, providing convenient links to London and the wider region.

Despite being close to the city's vibrant nightlife and shopping areas, this property sits in one of Norwich's quieter, more relaxed corners—offering the perfect balance of energy and calm. This home truly captures the best of city living in a charming riverside setting.



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17 Anchor House Anchor Quay

Norwich

Anchor House, Anchor Quay, Norwich

Set within the historic Bullard & Son Anchor Brewery, this superb two-bedroom upper ground floor apartment combines the charm of Norwich's industrial heritage with contemporary city living. Offered with no onward chain, the property forms part of a sensitively converted development that retains echoes of its brewing past, including high ceilings, large windows, and solid construction, while providing all the comforts and conveniences of a modern home.

Presented in excellent order throughout, the apartment offers a generous 688 square feet of well-planned living space with impressively large proportions.

A welcoming hallway leads into a bright and spacious open-plan living and dining area, ideal for relaxing or entertaining. The adjoining modern kitchen is well equipped with sleek cabinetry and integrated appliances, combining style and practicality.

There are two comfortable bedrooms, both offering ample storage. The main bathroom is finished to a high standard, and there is a separate WC ideal for guests, adding further convenience to this stylish home.



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17 Anchor House Anchor Quay

Norwich

The building benefits from lift access, a secure bike store, and well-maintained communal areas, reflecting the care and pride taken in this distinctive development. With a 996-year lease, the property provides peace of mind and long-term security for any buyer.

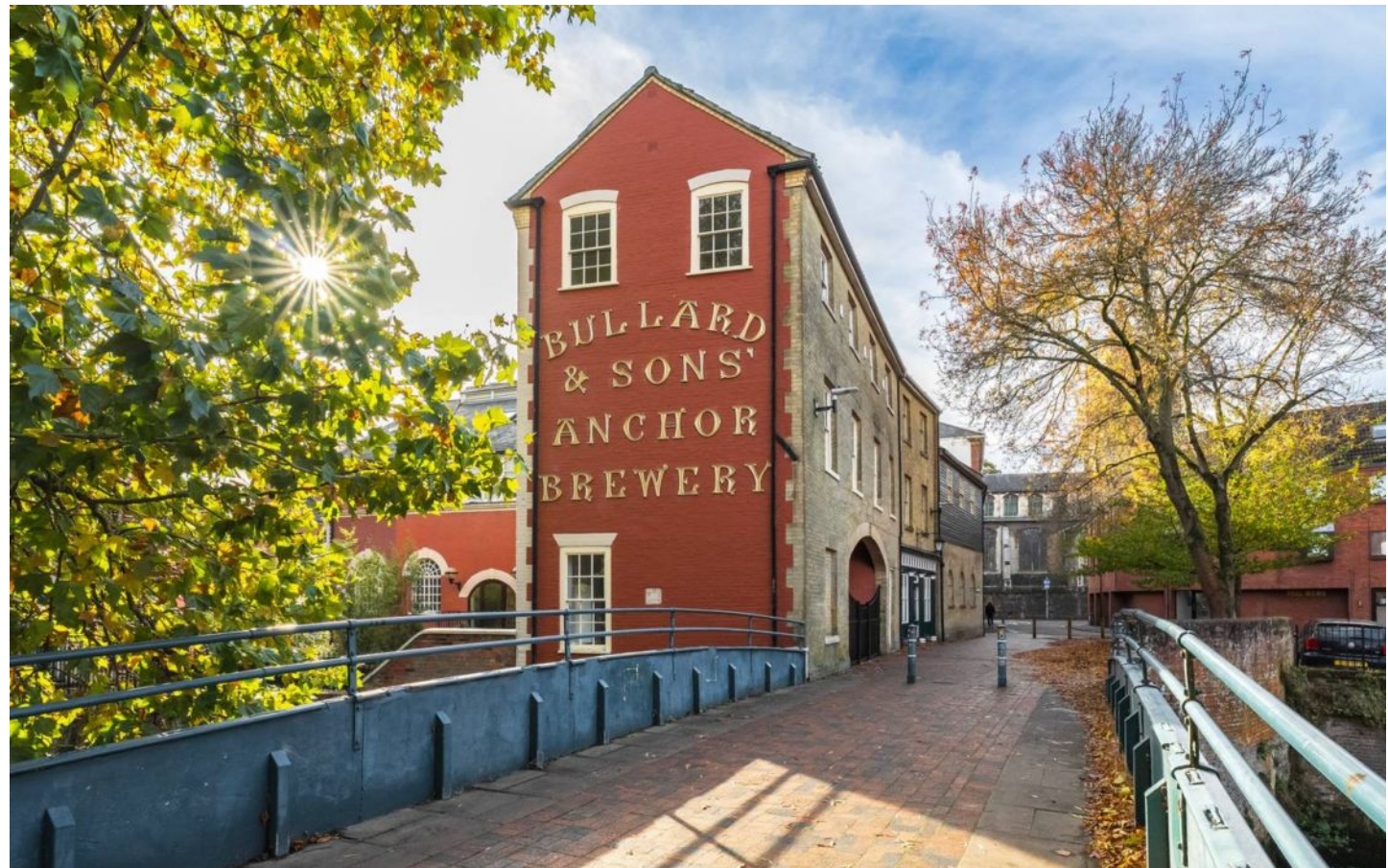
Perfectly positioned just a few minutes' walk from the River Wensum, the City Centre, and the Norwich Lanes, residents can enjoy riverside walks, independent cafés, and boutique shopping all within easy reach. This sought-after location blends heritage and convenience, an ideal choice for first-time buyers, professionals, or those seeking a smart investment in the heart of Norwich.

Agents Note

Sold Leasehold (996 years remain)

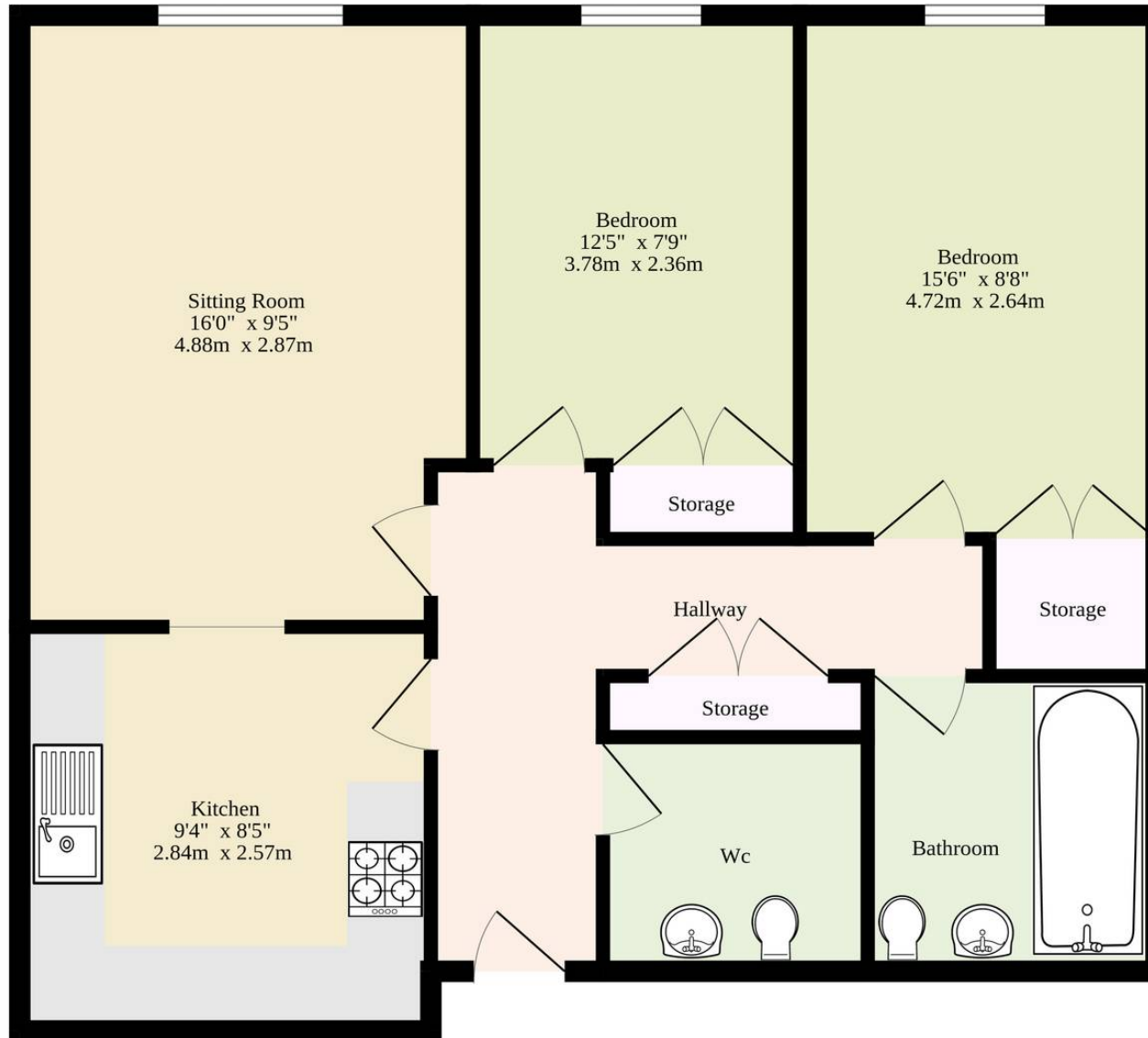
Connected to electric heating, mains water, electricity and drainage.

£2,500 covers your maintenance and ground rent costs.



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688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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Let's make it a *reality*



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Meet *Rosie*
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Meet *Tristan*
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Your home, our market

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