



8 Shibleys Court Fishers Lane, Norwich

Norwich

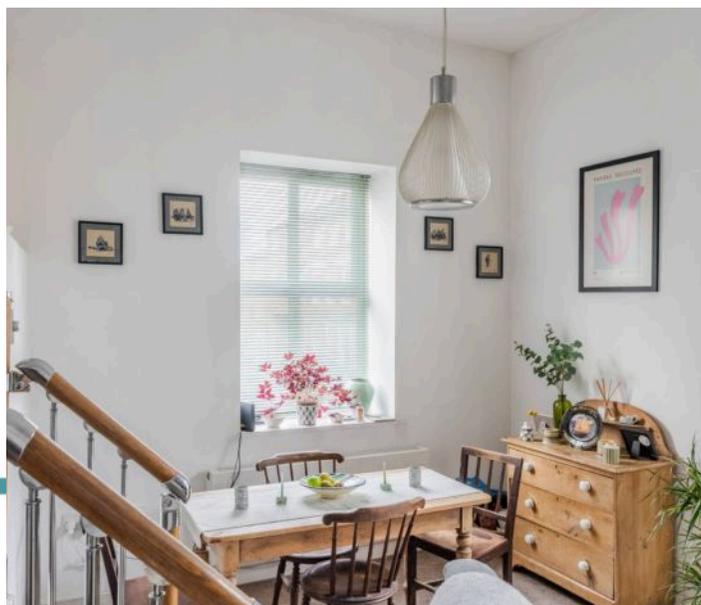


Minors & Brady

8 Shibleys Court Fishers Lane

Set in the heart of Norwich, this two-bedroom apartment occupies a creatively converted former factory, blending industrial character with contemporary style. Recently modernised, it offers a rare sense of space and individuality, with only one other flat sharing the entrance. The split-level open-plan kitchen and lounge is ideal for entertaining, with patio doors opening onto a private courtyard. Both bedrooms are generously sized with built-in storage, including a principal suite with modern ensuite, complemented by a second shower room. The kitchen integrates seamlessly with the living space, creating a central social hub. Residents enjoy a prime central location within walking distance of the Cathedral Quarter, Norwich Market, cafés, restaurants, and boutique shops. Stylish, light-filled, and characterful, this flat offers a unique city-centre home for professionals or couples.

- The property is currently tenanted, with a lease in place until 8 September 2026; any sale would need to occur after this date
- Two-bedroom apartment in a creatively converted former factory, blending character with contemporary style
- One parking space available in the shared car park for the building (prospective buyers should verify via title plan)
- Recently modernised throughout, offering a light-filled and spacious interior with a rare sense of individuality
- Flexible split-level open-plan kitchen and lounge, ideal for entertaining or everyday living
- Private courtyard accessed via patio doors, providing outdoor space and natural light
- Ground Rent: £200 paid annually and increases every 25 years.
Maintenance: £772 paid annually and subject to the terms of the lease.





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8 Shibleys Court Fishers Lane

The Location

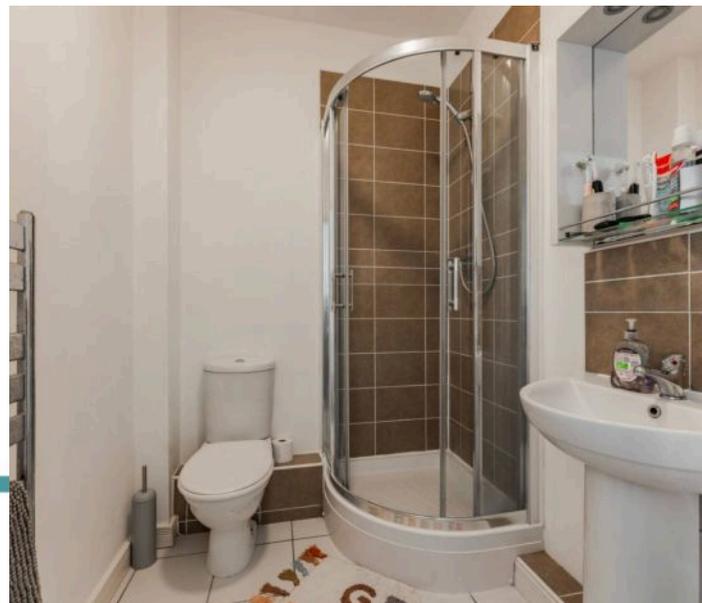
Fisher Lane is situated in a highly desirable part of central Norwich, just a short stroll from the vibrant St Benedict's and Upper St Giles areas. The neighbourhood is well-regarded for its charming independent cafés, eclectic restaurants, and boutique shops, offering a lively yet relaxed atmosphere. Nearby cultural venues such as the Norwich Arts Centre and Theatre Royal provide regular events, performances, and exhibitions, making the area a hub for arts and culture.

The Cathedral Quarter, Norwich Market, and the city's historic lanes are all within easy walking distance, allowing residents to enjoy a rich mix of history, local character, and everyday conveniences. Excellent transport links connect the area to the wider city and beyond, while green spaces like Chapelfield Gardens and Wensum Park offer peaceful escapes for walking, jogging, or relaxing outdoors.

Fisher Lane is also well-positioned for students and professionals. The University of East Anglia is easily accessible, as is the Norfolk and Norwich University Hospital, making it a convenient choice for both academic and healthcare professionals. With its combination of central location, local amenities, cultural attractions, and nearby green spaces, Fisher Lane offers a highly appealing setting for families, young professionals, and anyone seeking the best of city living in Norwich.

Fishers Lane, Norwich

Set in the heart of Norwich, this exceptional two-bedroom apartment has been creatively converted from a former factory, blending character with contemporary style. Recently modernised throughout, the property offers a rare sense of space and individuality, with only one other flat sharing the entrance.



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The apartment features a flexible split-level living area, where a flowing open-plan layout seamlessly connects the kitchen and lounge, perfect for entertaining or relaxing. Patio doors open onto a private courtyard, providing an inviting outdoor seating area and adding to the sense of light and space.

Both bedrooms are generously sized and include built-in storage, with the principal bedroom benefiting from a modern ensuite shower room. A second shower room serves the second bedroom and guests, ensuring convenience and comfort. The well-designed kitchen area is integrated into the living space, creating a social hub with plenty of room for dining and daily living.

With its central location, this apartment offers easy access to Norwich's vibrant cultural and shopping scene, including the Cathedral Quarter, Norwich Market, and a host of cafés, restaurants, and boutique shops. Whether you're looking for a stylish city pad, a professional home, or a unique property with character, this flat combines contemporary living with historical charm in a truly desirable location.

Agents Note

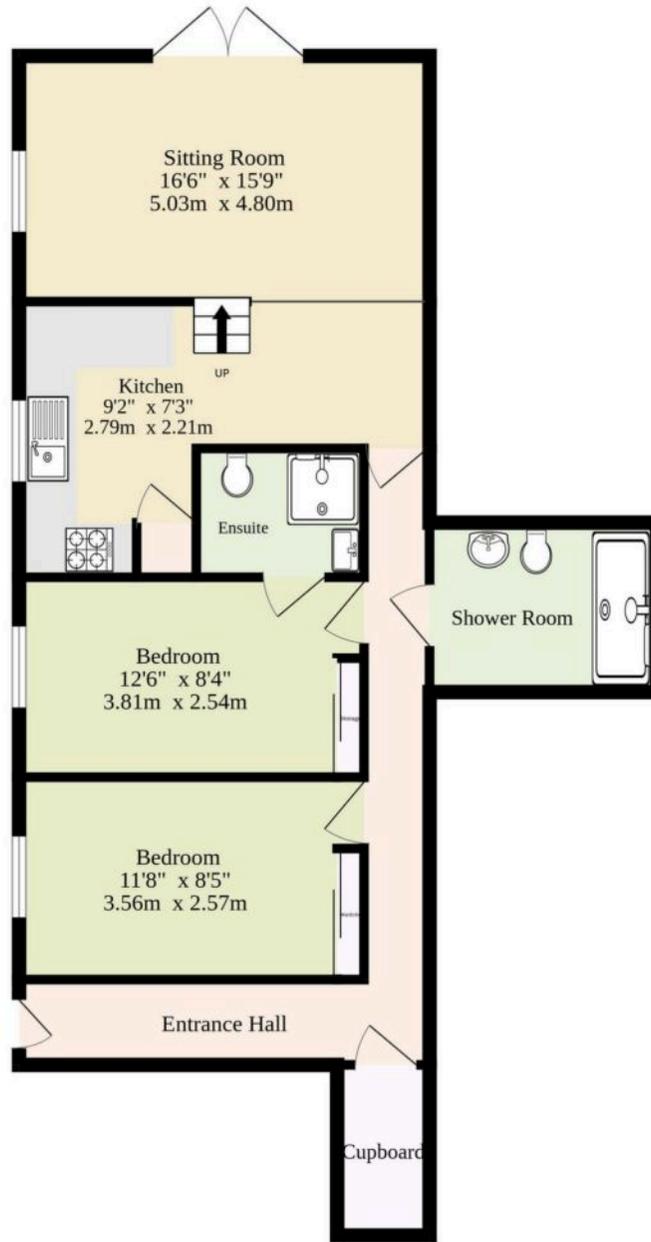
Tenancy Information: The property is currently tenanted, with a lease in place until 8 September 2026. Any sale completion would need to occur after this date. Prospective buyers are advised to contact the letting agent for further information and to satisfy themselves regarding the tenancy.

This property will be sold leasehold and connected to mains water, electricity, gas and drainage.

The vendor has stated that there is one parking space in the shared car park for all flats in the building. This information has not been verified against the official title plan, and buyers are advised to make their own enquiries and satisfy themselves regarding parking arrangements.



Ground Floor
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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*



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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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