



Flat 10, Bridgemaster Court Wherry Road, Norwich
Norwich



Minors & Brady

Flat 10

Waterside living at its best, with stunning river views and a balcony to enjoy them from. Occupying a desirable corner position within Norwich's popular Riverside development, this first-floor apartment offers bright and spacious accommodation throughout. The impressive open-plan living area provides direct access to a private balcony, while the contemporary kitchen features integrated appliances for modern convenience. Two double bedrooms are served by a stylish bathroom, with the principal bedroom also benefiting from an en-suite shower room. Residents can enjoy access to communal outdoor seating areas and attractive riverside walks directly from the development. Perfectly positioned close to Norwich Railway Station, the Riverside leisure complex and the city centre, this is an excellent opportunity to enjoy a well-connected city lifestyle.

- Desirable first-floor corner apartment enjoying an attractive riverside position
- Beautiful views across the River Wensum from the principal rooms
- Impressive open-plan sitting, dining and kitchen area ideal for modern living
- Private balcony providing the perfect spot to relax and enjoy the outlook
- Two well-proportioned double bedrooms offering comfortable accommodation
- Generous principal bedroom complemented by a modern en-suite shower room
- Contemporary fitted kitchen complete with a range of integrated appliances
- Secure entry system with convenient lift and stair access to all floors
- Access to well-maintained communal outdoor seating areas for residents
- Prime Riverside location within easy walking distance of the train station and city centre





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The Location

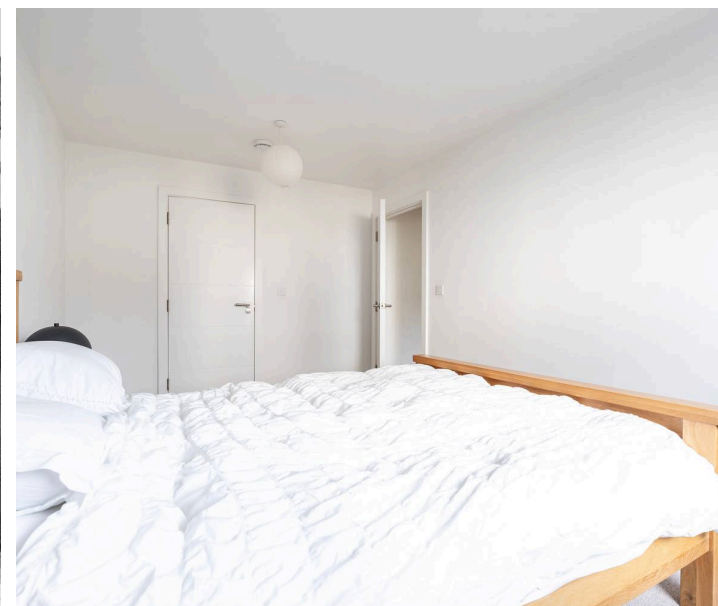
Wherry Road enjoys one of Norwich's most exciting and convenient city-centre locations, perfectly positioned within the vibrant Riverside development. Set alongside the River Wensum, the area combines modern city living with attractive waterside surroundings, creating a unique environment that appeals to professionals, commuters, investors and those looking to enjoy everything the city has to offer right on their doorstep.

A particular highlight of the apartment is its wonderful river views, allowing residents to enjoy an ever-changing outlook across the water. Whether relaxing at home or entertaining guests, the waterside setting creates a sense of space and tranquillity that is rare to find so close to the heart of the city.

For commuters, the location is especially impressive. Norwich Railway Station is just a short walk away, providing direct services to London Liverpool Street, Cambridge and a range of regional destinations. This exceptional connectivity makes Wherry Road an ideal base for those travelling for work while still wanting to enjoy a vibrant city lifestyle.

The Riverside area itself offers an outstanding selection of amenities within easy walking distance. Residents can enjoy a wide variety of restaurants, cafés, bars, leisure facilities and entertainment venues, including a multi-screen cinema and fitness centres. The nearby Riverside Retail Park provides access to well-known retailers and everyday conveniences, ensuring daily needs are catered for without the need to travel far.

Norwich city centre is also within comfortable walking distance, offering an abundance of independent shops, popular high-street brands, historic landmarks and cultural attractions. From Norwich Market and Norwich Castle to theatres, museums and a thriving food scene, there is always something to explore.



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Occupying a corner position within Norwich's popular Riverside development, this well-presented first-floor apartment offers modern accommodation, attractive river views and excellent access to the city centre. Ideally suited to professionals, commuters, first-time buyers and investors, the property combines a convenient location with comfortable contemporary living.

The apartment is accessed via a secure entry system, with both lift and stair access available within the building. Once inside, the accommodation feels bright and spacious, benefiting from its corner position and the natural light this provides throughout the day.

At the heart of the home is an impressive open-plan living area, offering ample space for both seating and dining arrangements. The room enjoys views towards the River Wensum and benefits from direct access to a private balcony, creating an enjoyable space to sit and appreciate the waterside surroundings.

The kitchen is arranged as part of the open-plan layout and is fitted with a range of contemporary units alongside integrated appliances, providing a practical and sociable environment for everyday living.



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There are two well-proportioned double bedrooms, both enjoying views towards the river. The principal bedroom further benefits from an en-suite shower room, while a separate bathroom serves the remainder of the accommodation and guests.

Residents also benefit from access to a communal outdoor seating area located on the same floor as the apartment, while attractive riverside walks can be accessed directly from the development.

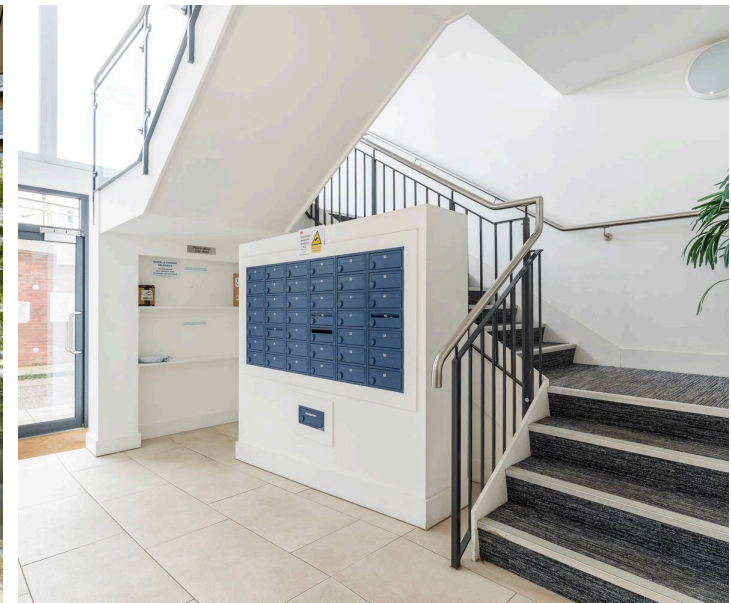
The property is understood to benefit from allocated parking; however, we have not been able to verify the parking arrangements and prospective purchasers should satisfy themselves as to any parking rights and allocations through their legal investigations.

Agents Note

This property will be sold **leasehold**.

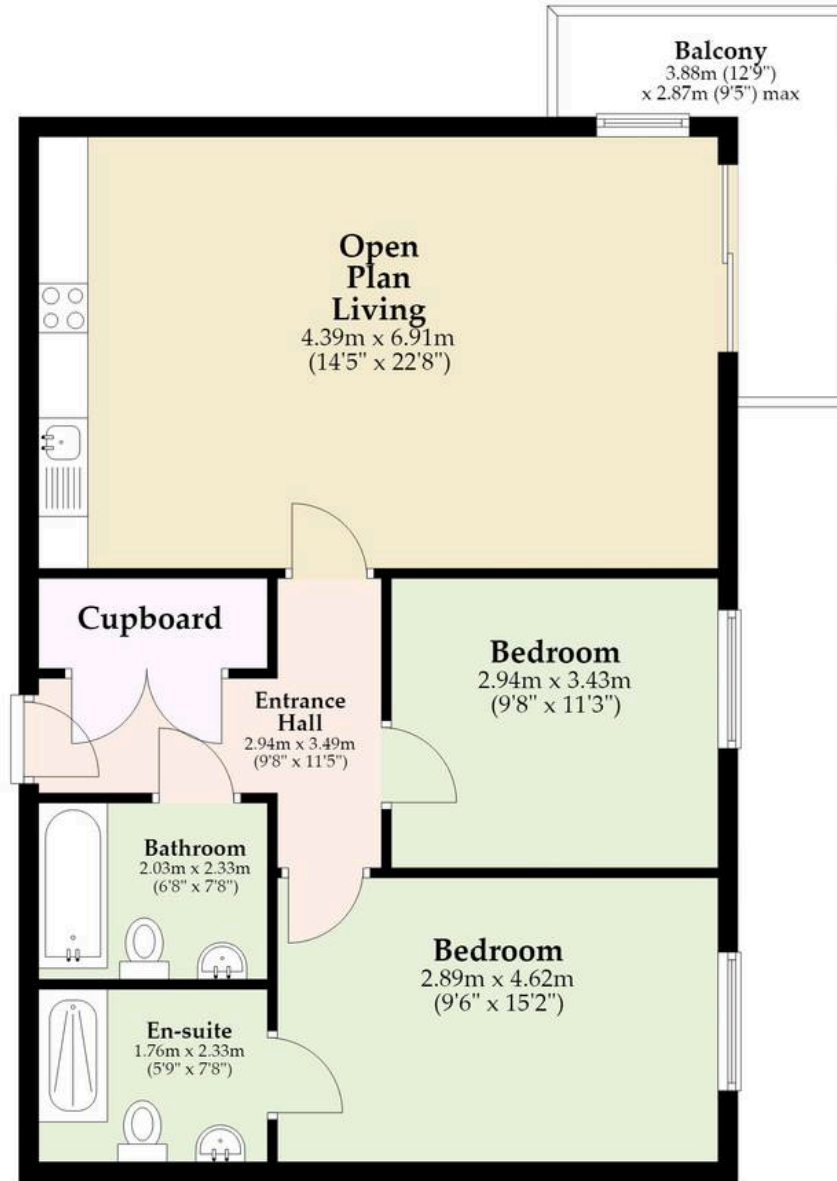
- **Lease Term:** 250 years from 25 March 2016 to 24 March 2266.
- **Ground Rent & Service Charges:** The vendor is currently unable to confirm the current costs.

For further information regarding the ground rent, service charges and any associated management fees, please contact the Norwich office. Prospective purchasers are advised to verify all leasehold information through their legal investigations.



First Floor

Approx. 73.3 sq. metres (788.6 sq. feet)
(excluding Balcony)



Total area: approx. 73.3 sq. metres (788.6 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager




Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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