



62 Riverway Court, 4 Recorder Road
Norwich

Minors & Brady

62 Riverway Court

Norwich

Set within a peaceful riverside development, this beautifully presented over 55s apartment offers a calm and relaxed lifestyle, while still being within easy reach of Norwich city centre and its wide range of amenities. Offered with no onward chain, the property provides a straightforward opportunity to move into a welcoming and well regarded community.

- Offered chain free
- Peaceful over-55s riverside development with a calm and well-kept setting
- Light, well-arranged interior offering practical and comfortable everyday living space
- Newly fitted kitchen and modern bathroom providing updated, move-in-ready accommodation
- Light-filled, 17ft living room that invites relaxation and entertaining
- Double bedroom offering comfort and privacy, with a built-in wardrobe
- Attractive communal gardens, thoughtfully planted and maintained for year-round enjoyment
- Residents' lodge available for social activities and community events
- Resident parking on site, with additional visitor spaces available
- Convenient access to Norwich city centre, local shops, cafés, healthcare and transport links



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Location

Norwich is a vibrant and historic city offering an excellent blend of culture, convenience and green spaces. Known for its medieval architecture, independent shops, cafés and thriving market, the city provides a wide range of everyday amenities alongside theatres, galleries and leisure facilities.

The area also benefits from excellent healthcare services, public transport links and road connections, making it easy to explore the wider region. With riverside walks, parks and open spaces close by, Norwich offers a lifestyle that combines city living with a relaxed and accessible environment.

Agents Notes

Leasehold, with 125 years left on the lease from 1997.

Ground rent: £276 half yearly.

Maintenance fee: £1,659 half yearly.

Connected to mains water, electricity and drainage.

Oil central heating.

Permit parking (Minors & Brady are unable to verify this information).



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Riverway Court

Positioned to enjoy the tranquillity of its surroundings, the apartment benefits from a quiet setting with a pleasant outlook, creating a sense of retreat from everyday life. Inside, the home has been thoughtfully updated, with a newly fitted kitchen and a modern bathroom giving a fresh and contemporary feel throughout. The accommodation is well arranged, offering comfortable and practical living space enhanced by good natural light, making it ready to move straight into with minimal effort.

Externally, residents have access to beautifully maintained communal gardens, thoughtfully planted and full of colour, providing a peaceful setting to sit and enjoy throughout the seasons. The development also features a residents' lodge, creating a sociable environment where neighbours can gather and take part in community activities, striking a perfect balance between independence and connection.

Resident parking adds further convenience for both homeowners and visitors. The location itself offers the best of both worlds, combining a quiet riverside setting with easy access to Norwich city centre, where a wide range of shops, cafés, restaurants, healthcare facilities and cultural attractions can be found.

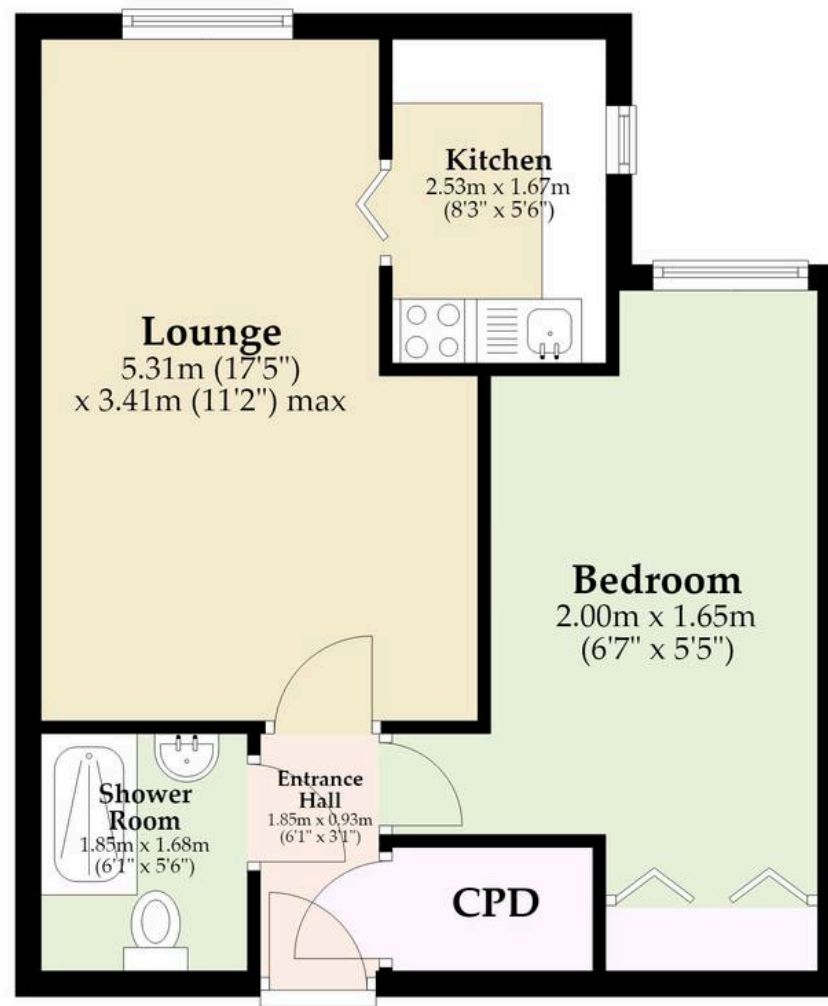
Altogether, this is an ideal home for those seeking a low maintenance property, a slower pace of life and a strong sense of community, all within a well connected and desirable Norwich setting.



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Flat

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 40.9 sq. metres (439.9 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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