



9 Wharf House St. Ann Lane, Norwich

Minors & Brady



9 Wharf House St. Ann Lane

Norwich

Stylish riverside living with secure parking, exclusive facilities and the city centre on your doorstep. This beautifully presented one-bedroom apartment enjoys a prime position within a secure gated development along the sought-after Norwich Riverside. Offering bright and spacious accommodation, the property features a generous double bedroom, a modern bathroom and an impressive open-plan kitchen/living area with a Juliet balcony. Residents benefit from allocated underground parking, a communal bike store and well-maintained riverside gardens overlooking the River Wensum. Ideally situated within walking distance of Norwich Train Station, the Riverside leisure district and the historic city centre, convenience is assured. Combining a peaceful waterside setting with excellent local amenities, this apartment represents an outstanding opportunity for a wide range of buyers.

- Prime riverside location overlooking the River Wensum
- Secure gated development with intercom entry system
- Spacious one-bedroom apartment
- Bright open-plan kitchen, dining and living space
- Juliet balcony enhancing the living area
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with space for a home office area
- Allocated underground parking space
- Communal bike storage and beautifully maintained riverside gardens
- Walking distance to Norwich city centre, train station and Riverside leisure amenities





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The Location

Situated in the heart of Norwich city centre, this sought-after riverside development enjoys an enviable position alongside the picturesque River Wensum, combining the convenience of city living with a peaceful waterside setting. Residents can enjoy attractive river views and scenic walks right from their doorstep, creating a unique environment that feels both vibrant and relaxed.

Norwich is renowned for its rich history, striking architecture and thriving cultural scene. A short distance away, you'll find an excellent selection of independent boutiques, high street retailers, cafés, restaurants, bars and entertainment venues, catering to a wide range of tastes and lifestyles. The city also boasts an impressive calendar of events, theatres, galleries and historic landmarks, including Norwich Cathedral and Norwich Castle.

For those who enjoy an active lifestyle, the nearby riverside walks, parks, fitness facilities and leisure amenities provide plenty of opportunities for recreation and relaxation. The city is also home to a number of highly regarded educational institutions and healthcare facilities, further enhancing its appeal.

Excellent transport links make Norwich an attractive base for commuters and travellers alike. Norwich Railway Station is within easy reach, providing direct services to London Liverpool Street and other major destinations, whilst the city's road network offers convenient access throughout Norfolk and beyond.





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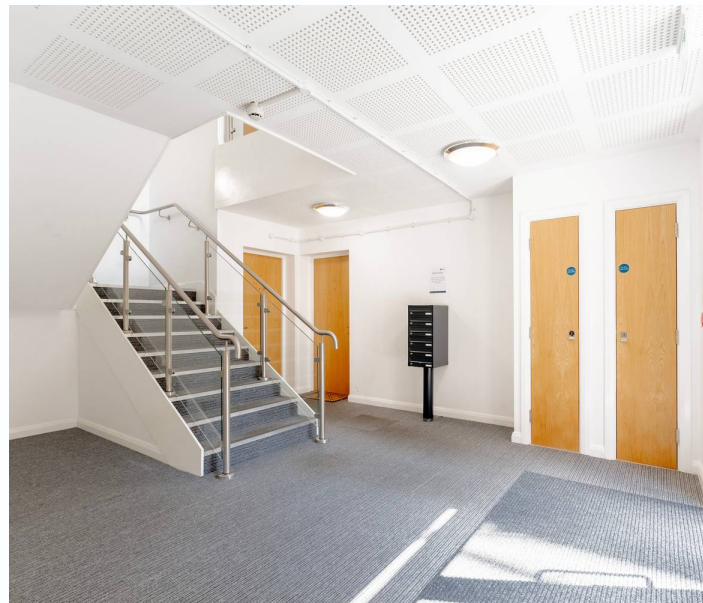
Wharf House, Norwich

Occupying a prime position along the sought-after Norwich Riverside, this impressive one-bedroom apartment offers an exceptional opportunity to enjoy modern waterside living within easy reach of everything the city has to offer.

Set within a secure and well-maintained gated development, the property combines contemporary comfort, exclusive resident facilities and picturesque surroundings, making it an ideal choice for first-time buyers, professionals, investors or those seeking a convenient city base.

Accessed via Wharf House, a select building comprising just a small number of apartments, the property enjoys a welcoming sense of privacy and exclusivity from the moment you arrive. A secure intercom entry system leads into the building, with the apartment itself opening into a spacious entrance hall that immediately creates a sense of light and space. Useful built-in storage provides practicality for day-to-day living while ensuring the accommodation remains uncluttered.

At the heart of the home is a generous open-plan kitchen and living space, perfectly designed for modern lifestyles. The bright and sociable room offers plenty of space for both relaxing and entertaining, while doors opening to a Juliet balcony allow natural light to pour in and create a wonderful connection with the surrounding riverside setting.



M&B



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The kitchen is stylishly fitted with a range of contemporary units and integrated appliances, providing a practical and attractive space for cooking and hosting guests.

The double bedroom is particularly impressive in size, offering ample room for additional furnishings, storage solutions or even a dedicated workspace for those working from home. Large windows further enhance the bright and airy feel found throughout the apartment. Completing the accommodation is a well-appointed bathroom, finished with a modern suite and thoughtfully designed to complement the rest of the home.

Externally, residents benefit from a secure underground allocated parking space, a communal bicycle store and beautifully maintained communal gardens. Stretching alongside the River Wensum, these attractive outdoor spaces provide a peaceful retreat from city life and a wonderful environment to sit, unwind and enjoy the ever-changing riverside views.

Agent's Note

This apartment is being sold with a share of the freehold, with approximately 118 years remaining on the lease.

The Land Registry title confirms the property benefits from an allocated parking space.

- Ground Rent: £150 per annum
- Service Charge/Maintenance Charge: £1,755 per annum

The property is connected to mains water, electricity and drainage.

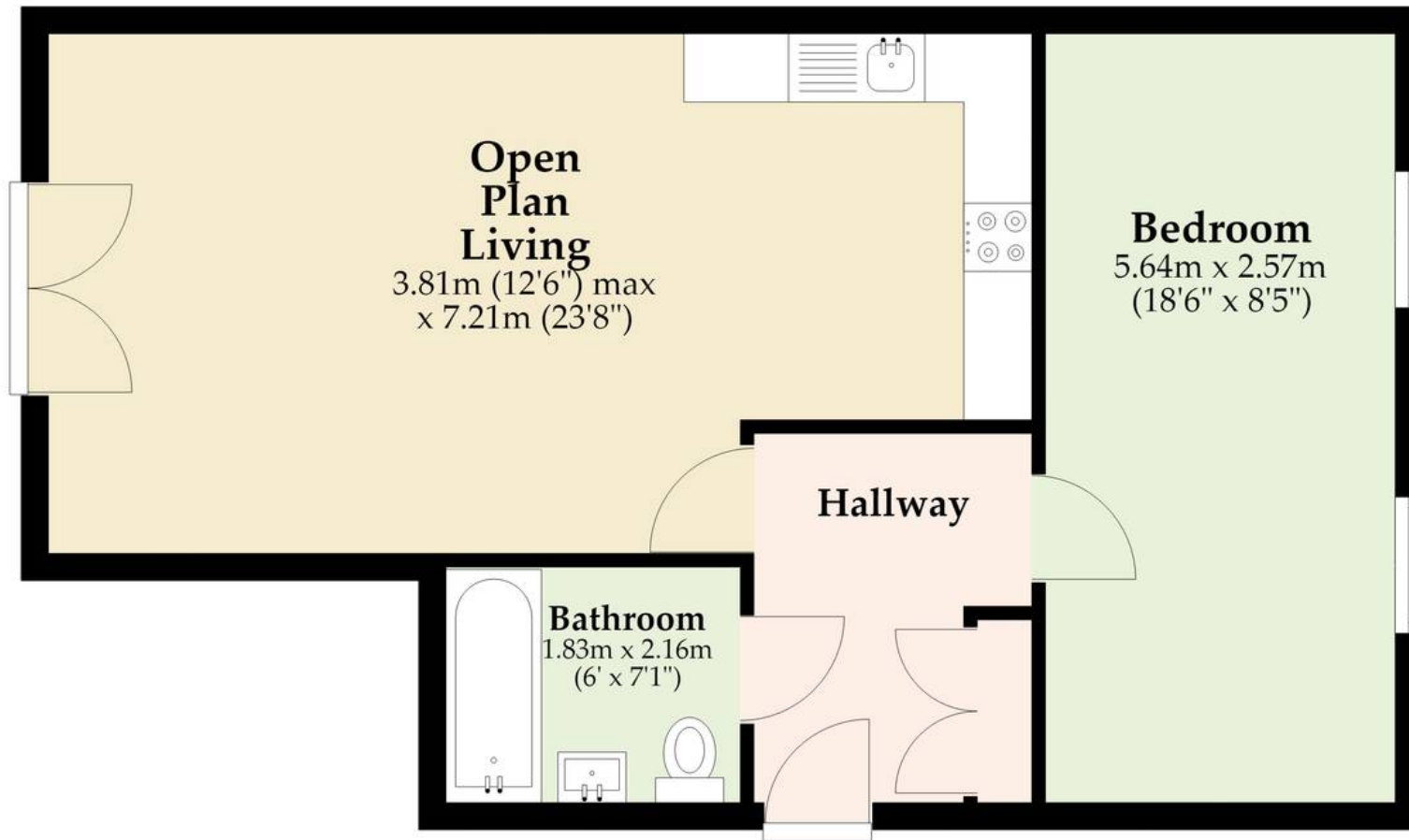
Please note that buyers should make their own enquiries regarding services and associated charges.



M&B

Apartment

Approx. 51.6 sq. metres (555.7 sq. feet)



Total area: approx. 51.6 sq. metres (555.7 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.

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