



Apt 202, The Malt House King Street, Norwich

Minors & Brady

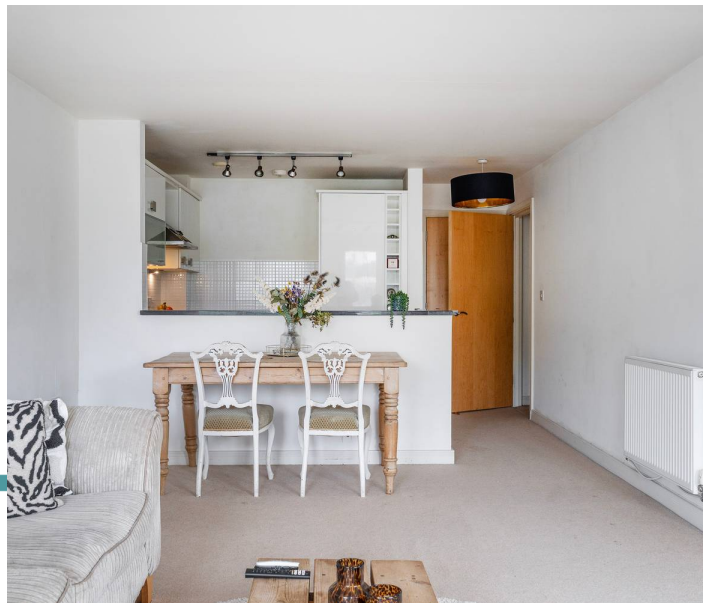


Apartment 202

The Malt House King Street, Norwich

Riverside living, breathtaking views and an unbeatable city-centre setting combine in this impressive second-floor apartment. Occupying a desirable position within an exclusive development, the property enjoys stunning elevated views across the River Wensum and the Norwich skyline beyond. The spacious open-plan living area is flooded with natural light and extends onto a private balcony, creating the perfect space to relax and take in the waterside surroundings. Two generous bedrooms, including a principal bedroom with en-suite, provide comfortable and versatile accommodation. Residents benefit from being within easy walking distance of Norwich Railway Station, Riverside leisure complex and the historic city centre. Offering a rare combination of scenery, space and convenience, this is city living at its very best.

- Exclusive riverside development in the heart of Norwich
- Distinctive turreted design creating a unique living space
- Generous open-plan lounge, kitchen and dining arrangement
- Multiple full-height windows maximising natural light throughout
- Private balcony ideal for enjoying the outdoor setting
- Principal bedroom with fitted wardrobe and en-suite shower room
- Well-proportioned second bedroom offering flexible use
- Secure entry system with lift and staircase access
- Beautifully presented accommodation throughout the apartment
- Easy access to shopping, leisure facilities and transport links





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The Location

Conveniently positioned within Norwich city centre, this location offers exceptional access to an extensive range of amenities, entertainment venues and transport links, making it an ideal setting for those seeking a vibrant and convenient lifestyle. The property is within easy walking distance of the historic city centre, where a diverse selection of independent shops, cafés, restaurants, bars and cultural attractions can be enjoyed, alongside the renowned Norwich Market, cathedral quarter and Norwich Castle.

For everyday conveniences, a Morrisons supermarket is located nearby, while the popular Riverside development is also within easy reach, offering a cinema, restaurants, cafés, fitness facilities and additional retail opportunities. Norwich Railway Station is conveniently close by, providing direct rail services to London Liverpool Street, Cambridge and Great Yarmouth, making the area particularly appealing for commuters and those travelling further afield.

Sports and leisure enthusiasts are well catered for, with Carrow Road, home to Norwich City Football Club, situated nearby. The area also benefits from excellent public transport connections and straightforward access across the city, while the A47 Southern Bypass can be reached within a short drive, providing links throughout Norfolk and beyond.

Despite its central position, there are several opportunities to enjoy the outdoors nearby. Whittingham Country Park and Trowse are just a short drive away, offering beautiful waterside walks, cycling routes and open green spaces. Residents can also enjoy refreshments at the popular Flint Barn Café, while the nearby Norwich Ski Club provides a unique recreational facility overlooking the city.



M&B



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The Malt House King Street, Norwich

The Malt House, King Street

Located within an exclusive riverside development close to the heart of Norwich, this impressive second-floor apartment offers spacious and well-appointed accommodation, complemented by stunning views across the River Wensum and the city skyline beyond. Combining a sought-after setting with generous internal space, the property presents an excellent opportunity for professionals, downsizers and those seeking a convenient city lifestyle.

Accessed via a secure communal entrance with both lift and staircase access, the apartment opens into a private entrance hall that provides access to all principal rooms. The standout feature of the home is the exceptional open-plan living space, incorporating the sitting room, dining area and kitchen.

Occupying an attractive turreted section of the building, this substantial room enjoys an abundance of natural light from multiple full-length windows while offering delightful elevated views towards the river. The versatile layout provides ample space for both relaxation and entertaining, creating a sociable and welcoming atmosphere throughout.

The kitchen has been thoughtfully designed to blend seamlessly with the living space, featuring a range of fitted units and integrated appliances, providing practicality without compromising on style. A door opens onto a balcony that create the perfect spot to sit and enjoy the picturesque waterside outlook.



M&B



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The principal bedroom is a generous double room benefitting from built-in wardrobe storage and a private en-suite shower room. A second well-proportioned bedroom offers flexibility for guests, home working or additional living space, depending on individual requirements.

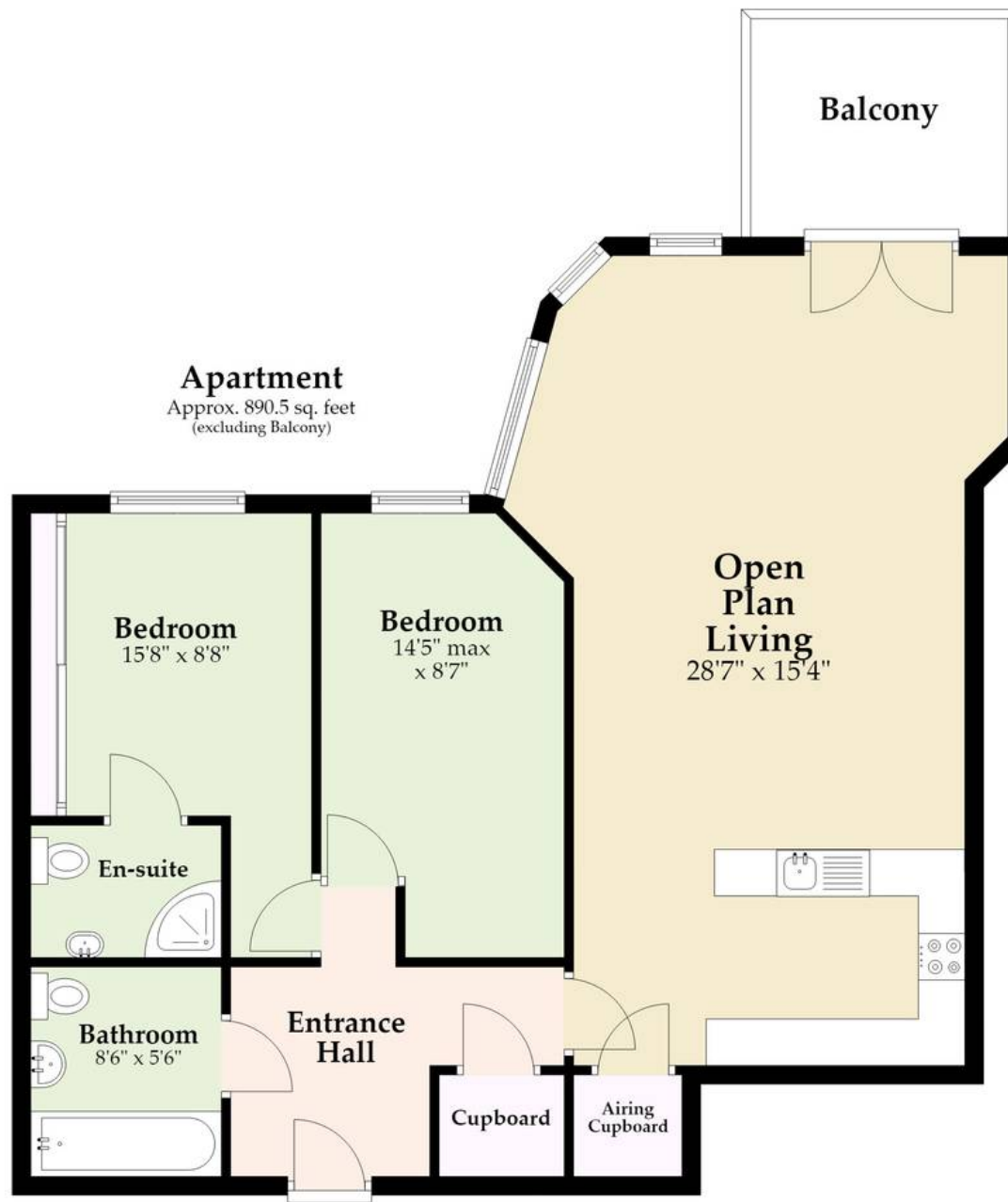
Completing the accommodation is a contemporary family bathroom fitted with a bath, wash basin and WC, serving both the second bedroom and visitors alike.

One of the property's greatest attractions is its enviable riverside position. The ever-changing water views provide a unique backdrop to daily life, while the development's location places residents within easy reach of Norwich city centre, the railway station, Riverside leisure complex, cafés, restaurants and an array of shopping and cultural amenities.

Agent's Note

- **Tenure:** Leasehold
- **Lease Term Remaining:** Approximately 978 years remaining (999-year lease commencing 1st January 2005)
- **Services:** Mains electricity, water and drainage connected
- **Ground Rent:** £150 per annum
- **Service Charge/Maintenance Charge:** Approximately £3,000 per annum

The seller has advised that the property benefits from one allocated parking space. However, we have been unable to verify.



Total area: approx. 890.5 sq. feet

M&B

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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