



29 Typesetters Way Printworks Drive, Norwich
Norwich



Minors & Brady

29 Typesetters Way Printworks Drive

Norwich

Contemporary riverside living in the heart of the city. This beautifully presented apartment enjoys a highly sought-after position within a desirable city centre development, offering both convenience and a peaceful waterside setting. The bright open-plan living space is perfectly designed for modern lifestyles, complemented by a stylish fitted kitchen with integrated appliances. A generous double bedroom and contemporary bathroom provide comfortable, low-maintenance accommodation throughout. Residents benefit from easy access to a wealth of shops, restaurants, cafés and leisure facilities, all within walking distance. With Norwich Railway Station and the city centre close at hand, this is an excellent opportunity for professionals, first-time buyers and investors alike.

- Desirable city centre development in a sought-after riverside location
- Bright and spacious open-plan living, dining and kitchen area
- Contemporary fitted kitchen with integrated appliances included
- Floor-to-ceiling window providing excellent levels of natural light
- Generous double bedroom with fitted mirrored wardrobe storage
- Modern bathroom fitted with a stylish three-piece suite
- Useful utility cupboard with washer/dryer and additional storage space
- Walking distance to Norwich Railway Station and city centre amenities
- Ideal first-time purchase, investment opportunity or city residence
- Well-presented throughout with a modern and low-maintenance finish





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The Location

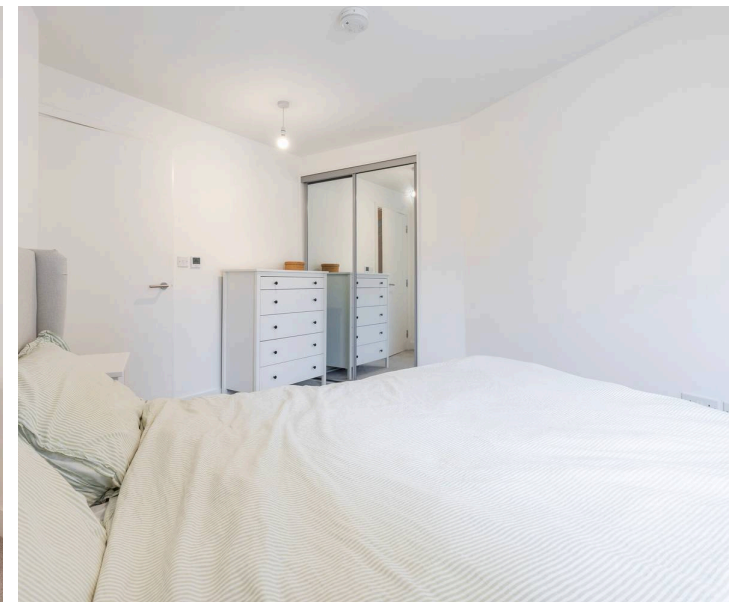
Situated within the popular and ever-evolving NR3 district of Norwich, Printworks Drive enjoys a highly convenient position that perfectly balances city living with access to everyday amenities. Renowned for its vibrant atmosphere and strong sense of community, NR3 has become one of Norwich's most sought-after locations, attracting professionals, first-time buyers and downsizers alike.

Norwich city centre is easily accessible, offering an extensive selection of retail outlets, independent boutiques, restaurants, cafés, bars and cultural attractions.

The area is well-served by a range of local amenities, many of which can be reached on foot. Nearby you'll find convenience stores, supermarkets, fitness facilities, healthcare services and a variety of independent businesses that have helped establish NR3 as one of the city's most characterful neighbourhoods.

Commuters are well catered for thanks to excellent transport links. Regular bus services operate throughout the area, connecting residents to Norwich city centre and surrounding districts. Norwich Railway Station is easily reached and provides direct services to destinations including London, Cambridge and other major regional centres, making the location ideal for those who travel regularly for work or leisure.

For those who enjoy spending time outdoors, several green spaces can be found nearby, including Heigham Park and Wensum Park, offering pleasant places to walk, exercise or simply relax.



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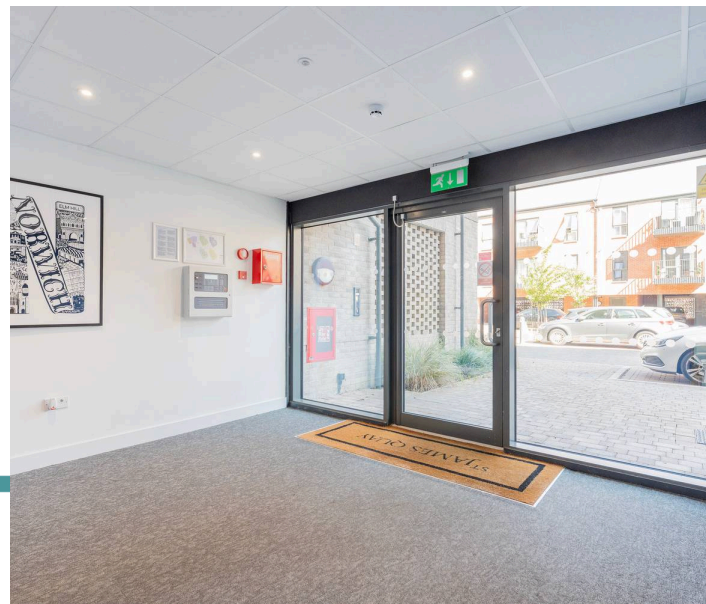
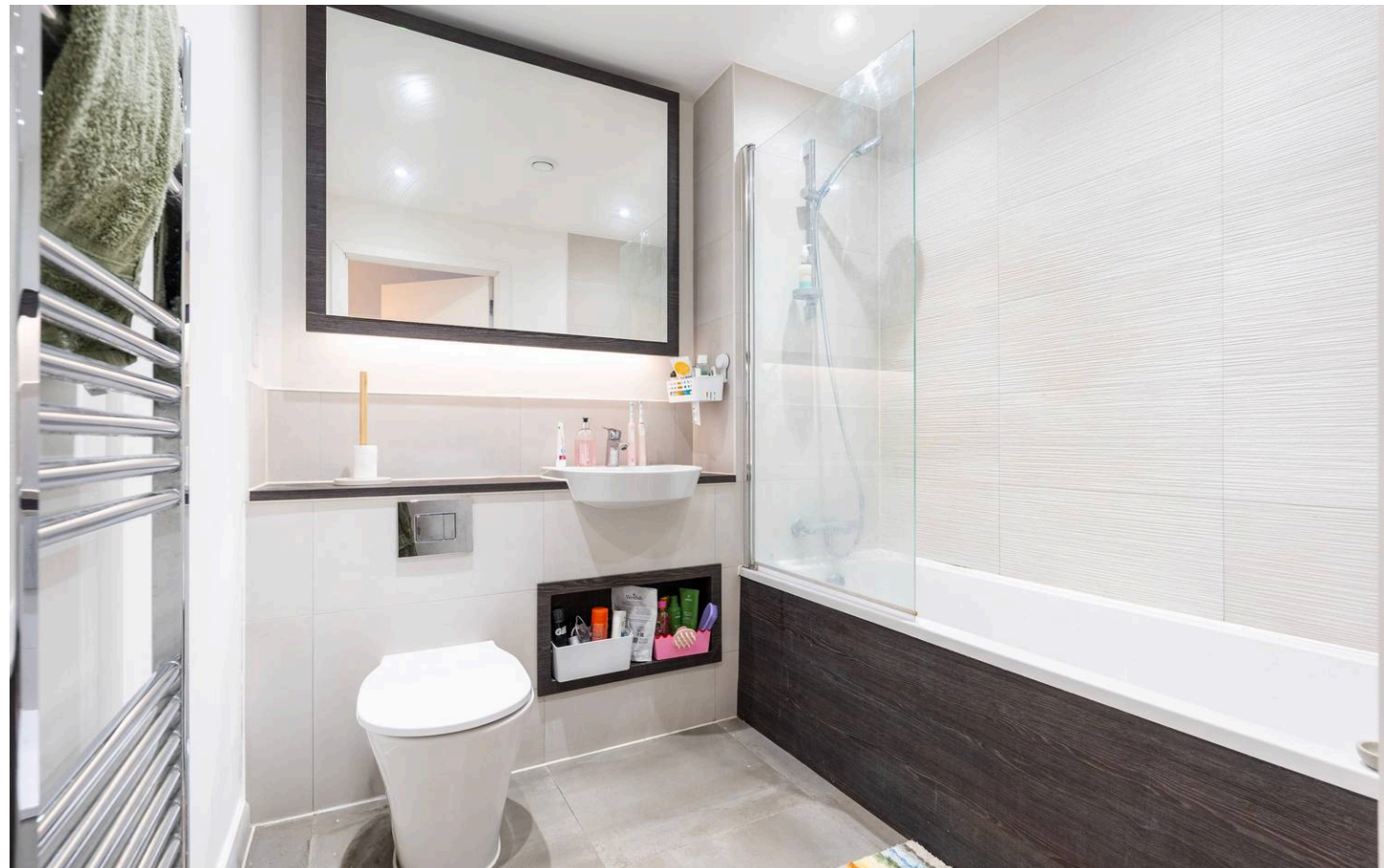
Occupying an enviable position within a sought-after city centre development, this stylish and contemporary apartment offers modern living in a superb riverside setting. Perfectly suited to first-time buyers, professionals, investors or those seeking a low-maintenance city base, the property combines bright and well-designed accommodation with exceptional convenience, placing a wealth of amenities within easy reach.

Upon entering, a welcoming entrance hall provides access to all principal rooms and immediately showcases the excellent use of space throughout the apartment. The heart of the home is the impressive open-plan kitchen, dining and living area, designed to create a sociable and versatile environment for everyday living.

The modern fitted kitchen offers an attractive range of units and integrated appliances, while generous preparation space ensures practicality without compromising on style.

The living area benefits from a striking floor-to-ceiling window which allows natural light to pour into the room, creating a bright and airy atmosphere throughout the day. With ample room for both seating and dining furniture, this space is perfectly suited to relaxing, entertaining guests or simply enjoying the outlook from this vibrant city location.

The bedroom is a generous double room, thoughtfully designed to maximise comfort and functionality. Built-in mirrored wardrobes provide excellent storage, while the flexible layout allows prospective purchasers to tailor the space to their own individual requirements.



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Completing the accommodation is a contemporary bathroom fitted with a modern three-piece suite and shower over the bath, offering both style and convenience.

A particularly useful feature is the sizeable utility and storage cupboard located within the hallway, which houses the washer/dryer while providing valuable additional storage space rarely found within apartments of this nature.

The location is equally impressive. Residents can enjoy a tranquil riverside environment whilst remaining within walking distance of Norwich city centre, Norwich Railway Station and an extensive selection of shops, restaurants, cafés and leisure facilities.

The combination of a peaceful waterside setting and excellent connectivity makes this a highly appealing home for those seeking the very best of city living.

Agents Note

This property is offered leasehold with approximately 244 years remaining on the lease.

- **Ground Rent:** £0 per annum
- **Service Charge/Maintenance Charge:** Approximately £1,370 per annum

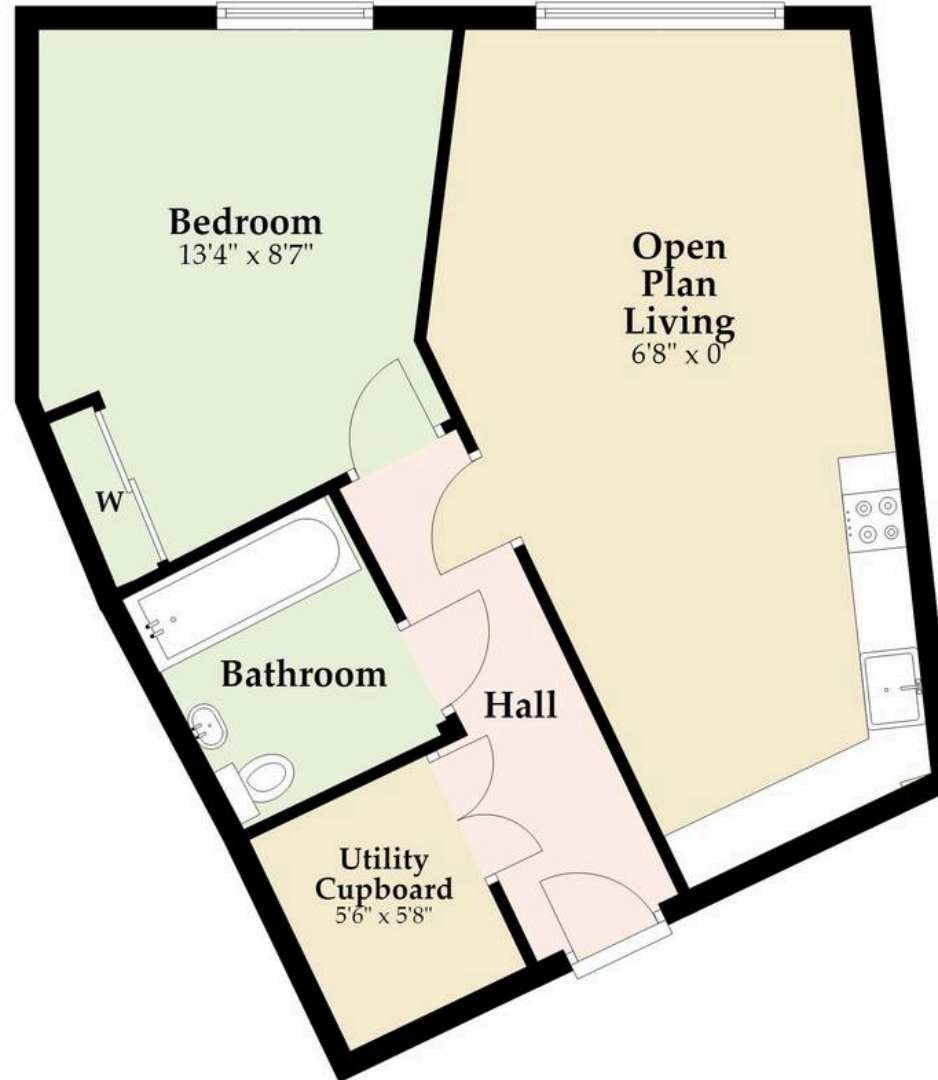
Please note that **the property does not benefit from allocated or private parking**. Prospective purchasers are advised to carefully consider their parking requirements and satisfy themselves that the available local parking arrangements meet their individual needs.



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Apartment

Approx. 554.5 sq. feet



Total area: approx. 554.5 sq. feet

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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*.



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Meet *Nagilla*
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Meet *Tristan*
Senior Property Lister

Minors & Brady
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