



162 Cavendish Court Recorder Road, Norwich

Norwich



Minors & Brady

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Enjoy independent living in a welcoming over-55s community, just moments from the heart of Norwich. This well-presented one-bedroom apartment offers comfortable and easy-to-manage accommodation within the popular Cavendish Court development. At the heart of the property is a bright and spacious open-plan living area, providing ample room for both relaxing and dining. A practical kitchen offers good storage and workspace, while the generously sized double bedroom creates a comfortable retreat. The apartment is further enhanced by useful built-in storage and a well-appointed shower room. Perfectly positioned close to city amenities and riverside walks, this is an ideal home for those seeking a secure and low-maintenance lifestyle.

- Well-presented apartment within a popular over-55s development
- Bright and spacious open-plan living and dining area
- Generously sized double bedroom with ample furniture space
- Practical fitted kitchen with useful storage and workspace
- Well-appointed shower room designed for everyday convenience
- Excellent internal storage including built-in cupboards throughout
- Secure and low-maintenance home suited to independent living
- Friendly and established retirement community environment
- Convenient access to Norwich city centre amenities
- Close to attractive riverside walks and local facilities



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The Location

Cavendish Court occupies a highly convenient position close to Norwich city centre, offering residents easy access to the city's extensive range of amenities whilst enjoying a peaceful riverside setting. The development is particularly well placed for access to the River Wensum and a variety of scenic walking routes, including pathways leading towards Norwich Cathedral and the historic city centre.

Residents benefit from being within easy reach of a wide selection of shops, restaurants, cafés and leisure facilities, together with Norwich Railway Station, which provides direct services to London Liverpool Street and other major destinations. The nearby Riverside development further enhances the location, offering a cinema, fitness facilities and additional dining options.

The combination of a central yet tucked-away setting, attractive riverside surroundings and excellent access to both transport links and city amenities makes Cavendish Court a particularly desirable location for those seeking convenient urban living within one of Norfolk's most vibrant and historic cities.



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Cavendish Court, Norwich

Situated within the popular over-55s development of Cavendish Court, this well-presented one-bedroom apartment offers comfortable, low-maintenance living in a convenient and secure setting. Thoughtfully arranged throughout, the property provides bright and practical accommodation ideal for those seeking an easy-to-manage home close to the amenities of Norwich city centre.

The apartment is accessed via a welcoming entrance hall, complete with useful storage cupboards, leading through to a spacious open-plan living area. Filled with natural light, this generous room offers excellent space for both sitting and dining furniture, creating a comfortable environment for everyday living as well as entertaining visiting family and friends.

Positioned just off the living space, the kitchen has been designed with practicality in mind and provides a range of storage units, ample worktop space and room for essential white goods. The layout is both functional and efficient, making day-to-day living straightforward and convenient.

The double bedroom is particularly well proportioned, offering plenty of space for bedroom furniture whilst maintaining a bright and airy feel. Served by a modern shower room, the accommodation has been carefully designed to provide comfort and accessibility.



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Cavendish Court is a popular retirement development renowned for its welcoming community atmosphere and convenient location. Residents enjoy the benefits of secure living whilst remaining within easy reach of Norwich's extensive range of shopping, leisure and cultural amenities. The nearby River Wensum and attractive riverside walks further enhance the appeal of the location, providing pleasant surroundings to enjoy throughout the year.

Agents Note

The property will be sold leasehold with approximately 84 years remaining on the lease.

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

- Ground Rent: TBC
- Service Charge/Maintenance: Approximately £241 per calendar month

The development is understood to offer on-site parking facilities; however, this has not been verified by the agent. Prospective purchasers are advised to make their own enquiries and satisfy themselves regarding the availability, allocation and any associated rights or restrictions relating to parking.



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Apartment

Approx. 517.5 sq. feet



Total area: approx. 517.5 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

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