



9 Platemakers Court Printworks Drive, Norwich

Minors & Brady



9 Platemakers Court Printworks Drive

Norwich

Contemporary riverside living at its finest, this exceptional apartment combines stylish modern design with unbeatable city convenience. Situated within the sought-after Platemakers Court development, this beautifully presented one-bedroom home benefits from the remainder of a 10-year NHBC warranty and high-quality finishes throughout. The impressive 23ft open-plan living space, complete with a sleek integrated kitchen and private balcony, creates the perfect setting for both relaxing and entertaining. Thoughtfully designed with underfloor heating, triple glazing and generous built-in storage, the apartment offers comfort and practicality in equal measure. Ideally positioned close to Norwich's vibrant city centre and attractive riverside walks, it presents an excellent opportunity for first-time buyers, professionals and investors alike.

- Sought-after riverside location within the popular Platemakers Court development
- Contemporary one-bedroom apartment built approximately four years ago
- Remainder of a 10-year NHBC warranty for added peace of mind
- Impressive 23ft open-plan lounge, kitchen and dining space
- Private balcony accessed directly from the main living area
- High-specification kitchen with quartz worktops and integrated appliances
- Agent's Note
This property will be sold leasehold with 244 years remaining on the lease.
Maintenance/Ground rent: £1,500 paid annually.
Connected to mains water, electricity and drainage.



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The Location

Situated within the popular Platemakers Court development, this property enjoys a highly convenient position just a short walk from Norwich city centre. Offering the perfect balance of urban living and everyday practicality, residents can easily access the city's extensive selection of shops, restaurants, cafés, bars and cultural attractions, all within comfortable walking distance.

The nearby River Wensum provides attractive riverside walks and scenic routes into the heart of the city, ideal for those who enjoy spending time outdoors. The surrounding area is also well served by a selection of local public houses, independent eateries and convenience stores, creating a vibrant and well-connected neighbourhood atmosphere.

For everyday essentials, a variety of supermarkets, healthcare facilities, gyms and leisure amenities can be found close by, while excellent public transport links and Norwich Railway Station provide convenient access throughout the city and beyond. Combining a central location with riverside surroundings and an excellent range of amenities, Platemakers Court offers an outstanding opportunity to enjoy all that Norwich has to offer from your doorstep.



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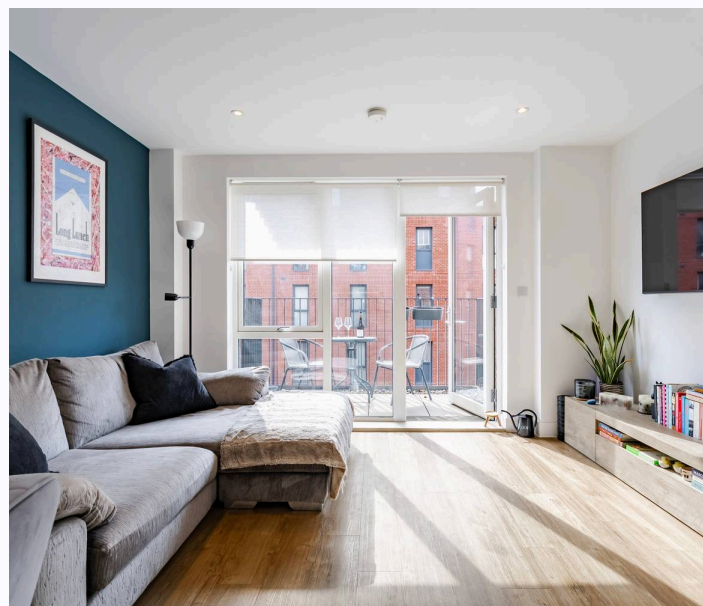
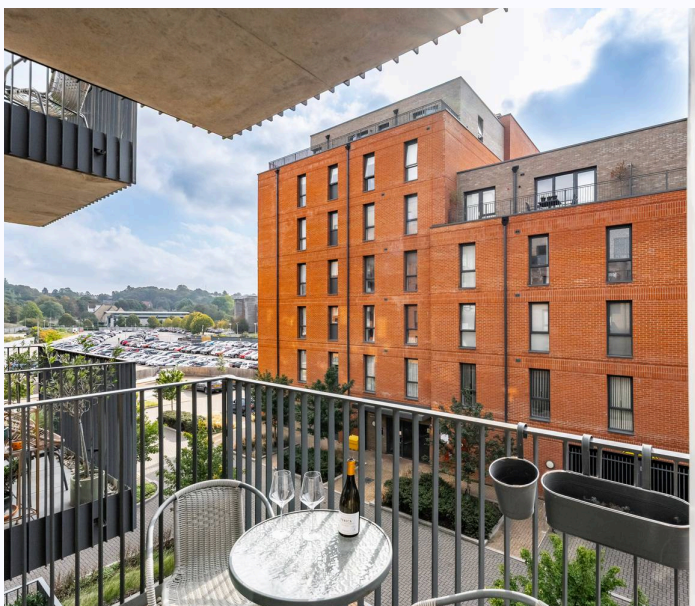
Platemakers Court, Norwich

Perfectly positioned within the modern and highly regarded Platemakers Court development, this stylish one-bedroom apartment offers contemporary city living with impressive convenience, quality finishes and a superb riverside location.

Constructed approximately four years ago and benefiting from the remainder of a 10-year NHBC warranty, the property provides peace of mind alongside a thoughtfully designed layout ideally suited to first-time buyers, professionals, investors or those seeking a low-maintenance city base.

A welcoming entrance hall sets the tone for the accommodation and immediately highlights the practical design on offer. A useful utility cupboard provides valuable concealed storage and space for laundry appliances, helping to keep the main living areas clutter-free and well organised.

At the heart of the apartment is an impressive open-plan lounge, kitchen and dining space extending to over 23ft in length. Designed with modern lifestyles in mind, this bright and versatile room offers ample space for both relaxation and entertaining. Large glazed doors allow natural light to flood the room whilst providing direct access to the private balcony, creating an excellent extension of the living space during the warmer months.



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The kitchen has been finished to a high standard and features sleek cabinetry complemented by attractive quartz work surfaces. A comprehensive range of fully integrated appliances, including an oven, induction hob, fridge/freezer, dishwasher and microwave, help create a clean and contemporary appearance while maximising functionality. Underfloor heating runs throughout the apartment and can be controlled via a smart phone app, providing efficient and convenient comfort year-round.

The bedroom is a generous double room enjoying excellent natural light through a full-length window.

Serving the apartment is a well-appointed modern bathroom, fitted with a contemporary suite incorporating a bath with shower over, vanity storage, WC and an illuminated mirror. Quality fixtures and tasteful finishes continue the property's modern theme throughout.

Residents also benefit from secure bicycle storage and well-maintained communal areas, with the current owner advising that the management company is responsive and proactive in dealing with any maintenance matters.

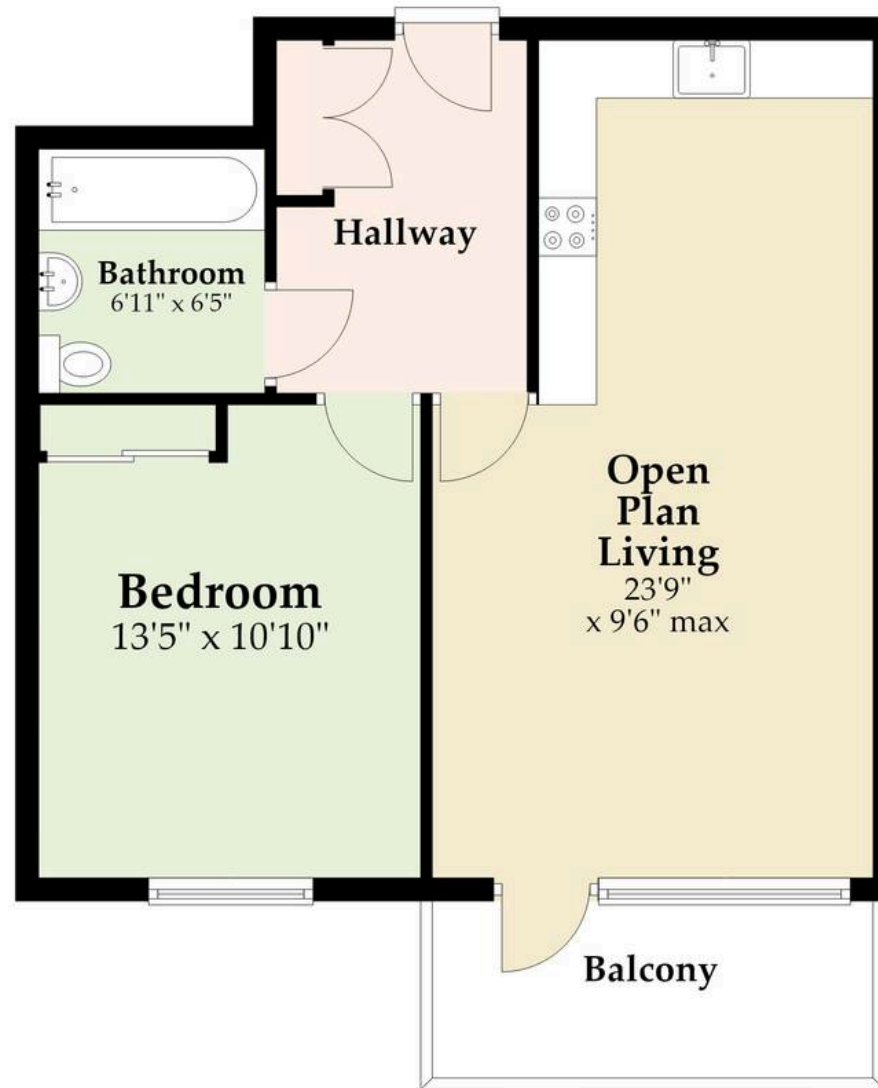
The current owner rents a parking space opposite the building at a cost of approximately £70 per calendar month. This arrangement is not included within the sale and prospective purchasers should make their own enquiries regarding availability.



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Apartment

Approx. 676.4 sq. feet
(excluding Balcony)



Total area: approx. 676.4 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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