

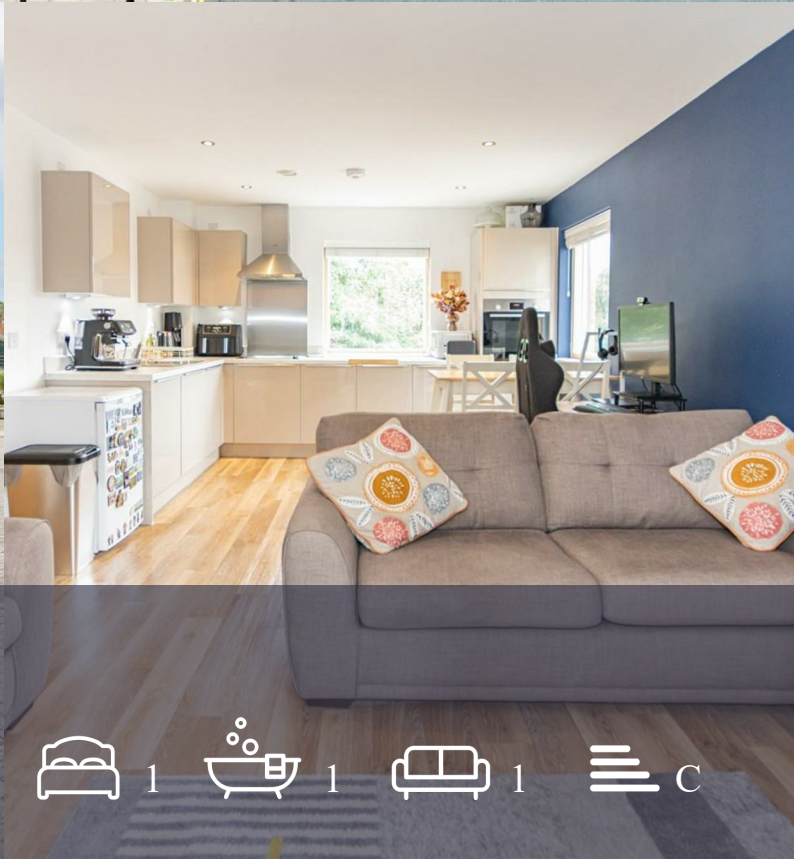
ARLINGTON  
PARK



5 Fox House

Mountergate, Norwich, NR11FR

25% Shared Ownership £40,000



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Enjoy elevated views across Norwich towards the Cathedral from this stylish first-floor apartment in the sought-after Riverside area.

The property features a bright entrance hall with storage, a spacious double bedroom, modern bathroom, and an open-plan kitchen/living space with patio doors leading to a private balcony.

Perfectly located, just a short walk from Norwich Train Station, Riverside Retail Park and the city centre.

- Modern 1st floor apartment
- Spacious double bedroom
- Prime Riverside location, 10 mins to train station
- Views of Norwich Cathedral
- Open-plan kitchen & living space
- Sleek bathroom
- Private balcony
- 25% Shared Equity



### DESCRIPTION

Enjoy impressive city views reaching across to Norwich Cathedral from this stylish first-floor apartment in the heart of the Riverside district. Offered as a 25% shared ownership opportunity, this home is perfectly suited to first-time buyers looking to step onto the property ladder.

Inside, the property features a welcoming entrance hall with built-in storage, a spacious double bedroom, and a sleek bathroom with modern finishes and practical storage. The open-plan kitchen and living area provides a bright, neutral space ideal for cooking, relaxing, and entertaining. Dual-aspect windows flood the room with natural light, while patio doors open onto a private balcony showcasing elevated views of the city skyline.

Seasonal parking permits are available at nearby car parks, offering flexibility for those with vehicles.

### THE LOCATION

Fox House is located in Norwich's popular Riverside area, just a short 10-minute walk from Norwich Train Station with direct links to London and beyond. The Riverside Retail Park offers shopping, restaurants, and leisure facilities including a cinema, all within easy reach.

Less than a mile from the city centre, residents can enjoy historic landmarks such as Norwich Castle and the lively Norwich Market, alongside cultural attractions, independent cafés, and shops. With scenic riverfront walks, communal gardens, and striking views towards the cathedral, Fox House combines modern living with an enviable city lifestyle.

### SHARED OWNERSHIP INFORMATION

The seller is offering a 25% leasehold share of the property. Orbit is the freeholder, and the buyer will be required to pay rent on the remaining 75% share, together with a small buildings insurance charge and, where applicable, a service charge.

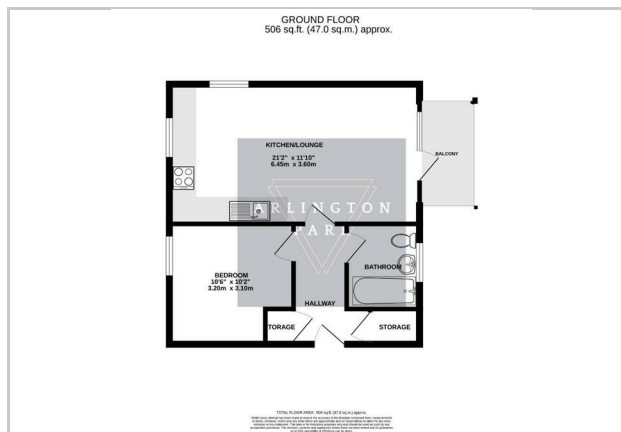
To qualify for Shared Ownership, buyers must meet the Government's eligibility rules. Household income must be £80,000 or less, and applicants should be first-time buyers (or someone who has previously owned but cannot currently afford to buy outright). Existing shared owners must sell their current Shared Ownership home before purchasing. The property must also be the buyer's main residence and cannot be sublet.

The property has been independently valued by an RICS valuer in line with Homes England regulations, and offers cannot exceed the set valuation.

Purchasers will be required to complete an Orbit application form and provide evidence of affordability, including ID, payslips, savings, and a mortgage certificate from their Independent Financial Advisor. A copy of the mortgage offer (if applicable) must also be submitted for Orbit's approval. A Homes England affordability assessment will form part of the process.

The minimum household income required for this purchase is £22,238, though this may vary depending on deposit size and financial commitments.

It may be possible to purchase up to 100% ownership through the staircasing process, although this would involve additional legal costs.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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