

LEASEHOLD



Duplex Apartment

# RIVER HEIGHTS RIVERSIDE NORWICH NR11XR

Offers Over

# £280,000

## FEATURES

- Fabulous River Views
- Spacious Sitting Room
- Ensuite + Bathroom
- Private Courtyard Gardens
- Three Bedrooms
- Duplex Apartment
- Allocated Parking Space
- NO CHAIN



# 3 Bedroom Apartment located in Norwich

Nestled in the picturesque River Heights area of Norwich, this stunning duplex apartment offers a unique blend of modern living and breathtaking views. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, this property is perfect for families or professionals seeking comfort and convenience.

As you enter, you are greeted by a welcoming entrance hall that leads to all bedrooms and the family bathroom. A charming staircase guides you down to the heart of the home, where you will find a spacious and airy sitting/dining room. This delightful space is bathed in natural light and provides direct access to two private courtyards, allowing you to enjoy the serene riverside views both up and down the river.

The ground floor also features a well-equipped kitchen, a convenient WC, and ample understairs storage, ensuring that every inch of this apartment is utilised effectively. Additionally, the property includes a designated secure gated parking space, a rare find in such a desirable location.

Situated within walking distance of the vibrant Riverside area, you will have easy access to a variety of shops, including Morrisons, as well as the railway station for those commuting further afield. This apartment truly embodies the essence of city living while offering a peaceful retreat by the river.

Do not miss the opportunity to view this exceptional property. Contact us today to arrange a viewing and experience the charm of this fantastic city apartment for yourself.

## Entrance Hall

Doors to all three bedrooms and the family bathroom. Stairs down to the sitting/dining room, kitchen and wc.

## Ensuite

Shower cubicle, wc and wash hand basin.

## Master Bedroom

14'2 x 12'4

Double glazed French doors opening onto a Juliet balcony with fantastic views of the river. Built in wardrobe and radiator.

## Bedroom Two

8'9 x 16'2

Double glazed French doors opening to a Juliet balcony with fantastic views over the river and further views to the side. Built in wardrobe and radiator.

## Bedroom Three

9'9 x 10'6

Double glazed windows to the side and radiator.

## Family Bathroom

Panel bath with shower over, wc and wash hand basin.

## Hallway

Stairs up to the upper floor, door to the w.c, built in cupboard and radiator.

## Sitting/Dining Room

23'1 x 13'9

Spacious and light open plan with doors either side leading out to private courtyard terraces overlooking the river. Two sets of double glazed French doors opening to Juliet balconies also with fabulous views over the river and radiators.

### Kitchen/Breakfast Room

12'3 x 9'11

Range of base and wall mounted units, sink unit, integrated appliances to include hob, oven, extractor fan, dishwasher and fridge/freezer.

### Wc

Wc and wash hand basin.

### Outside

Two private paved courtyard terraces overlooking the river and a secure gated allocated parking space.



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Council Tax Band

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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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

