



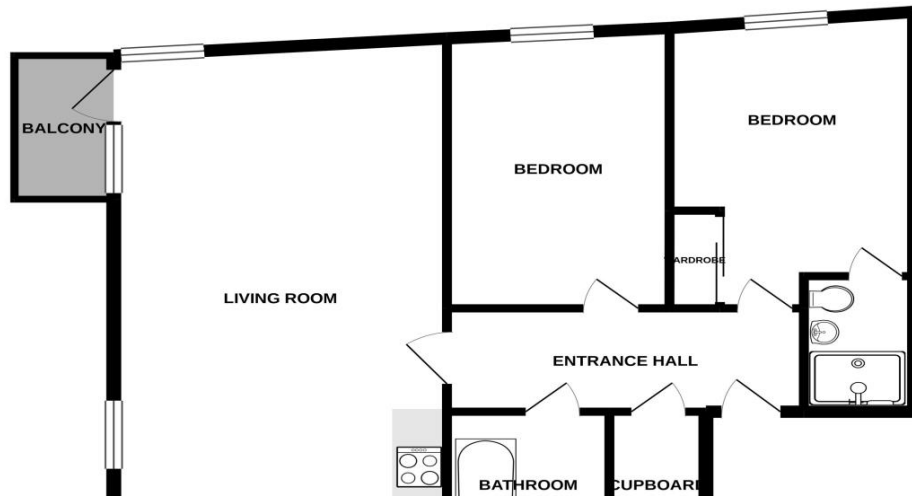
Platemakers Court | , Printworks Drive, Norwich, NR3 1EP

£1,350 pcm

Gilson Bailey Lettings are delighted to offer this well presented TWO DOUBLE bedroom, TWO BATHROOM 3rd floor apartment with river and Cathedral views and within walking distance of the City centre and train station. The accommodation includes secure entrance lobby, private entrance hall, large living room with door to private balcony, modern kitchen with integrated appliances, master bedroom with en-suite shower room, second double bedroom, main bathroom with shower over the bath, modern efficient underfloor heating, double glazing, communal garden, allocated parking space, Council Tax Band C, UNFURNISHED, **PARKING*BALCONY**

Available From: 13 May 2026



GROUND FLOOR
 738 sq.ft. (68.6 sq.m.) approx.

Bedroom 1 en-suite (Third Floor)

modern suite in white comprising double sized shower cubicle, WC and wash basin. Tiled floor, chrome heated towel rail, inset spotlights.

Bedroom 2 (Third Floor)

4.50m (14'10") x 2.80m (9'3")

Second big double bedroom, side aspect window, TV point, underfloor heating.

Entrance Hall (Third Floor)

secure communal entrance lobby with lift access to all floors. Private entrance hall with built in storage, quality laminate flooring, entry-phone, under floor heating. Doors to all rooms. Walk- in utility cupboard off the hallway housing washing machine.

Kitchen (Third Floor)

Modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, fridge/freezer. Inset spot lights, opens to living room.

Living Room (Third Floor)

7.50m (24'8") x 3.90m (12'10")

Very impressive main living room with double aspect windows providing views of the Cathedral and the River Wensum and allowing much natural light into the room. Glazed door to private balcony, quality laminate floor, inset spotlights, TV / BT points, underfloor heating. Opens to kitchen area.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Outside

Well maintained communal grounds. Covered and secure Bike storage available .

Parking (Ground Floor)

One allocated parking space. Visitor parking subject to availability.

Balcony (Third Floor)

Private South facing balcony providing outside space and stunning views towards the Cathedral and river.

Bathroom (Third Floor)

bathroom suite in white comprising bath with shower over, WC and wash basin. Tiled floor, chrome heated towel rail, inset spotlights.

Bedroom 1 (Third Floor)

4.60m (15'2") x 3.40m (11'2")

Master bedroom, side aspect window, built in mirror front double wardrobe, TV point, underfloor heating, door to en-suite shower room.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

Directions: From our office proceed through Tombland and turn right at the Maids Head Hotel into Palace Street. Proceed to the roundabout and turn right onto Barrack Street. Take the 2nd turning on the right into Printworks Drive.