



# RICHMOND COURT

Thorpe St. Andrew | Norwich





Living room exudes a relaxed and elegant atmosphere with its delightful dual aspect south-facing Art Deco corner fenestration and period touch of original picture rail

# RICHMOND COURT

THORPE ST. ANDREW | NORWICH

- Fashionable refurbished ground floor, one bedroom apartment within a stylish Art Deco building
- Elegant south-facing dual aspect sitting room with views of the River Green
- Sumptuous shower room suite with large walk-in shower & linen store
- Large L-shaped Entrance hall with benefit of private access
- Tastefully part furnished with blinds / curtains fitted throughout
- Idyllic riverside location in a desirable small town with the vibrant City of Norwich and rail station close by
- Bespoke fitted kitchen with solid oak worktops & all integrated appliances
- Extensive acreage of well-maintain grounds for al fresco dining
- Private residents allocated parking space



## Stylish Art Deco ground floor apartment in riverside setting with allocated parking, private access & garden

Positioned on the ground floor of a highly sought after residential property with its alluring outlook over the River Green is this stylish one bedroom Art Deco apartment which has undergone a complete yet sensitive renovation by its landlord. Accommodation flows seamlessly from a large L-shaped Entrance Hall with open-plan bespoke fitted Kitchen. Of particular note is the elegant and light south-facing Living Room with feature corner fenestration, tastefully part furnished and with curtains, blinds and light fittings throughout to provide the ultimate tenant turnkey solution. A sumptuous shower suite with large walk-in shower and useful linen store. The property has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems with carefully curated approach to design and fittings reflective of the decorative Art Deco period.

Approached via a large gravel private residents' parking area to the front with the benefit of an allocated parking space, Richmond Court enjoys an extensive acreage of well-maintained mature grounds to the rear which are largely laid to lawn – ideal outdoor amenity in lockdown.

**1 Richmond Court** is conveniently situated in the centre of the well-served small town of Thorpe St Andrew and located two miles east of the vibrant City of Norwich. Sited directly opposite to the pleasant River Green park, on the north bank of the River Yare, with its abundance of wildlife and which is part of the Norfolk Broads network of navigable waterways, there are plenty of recreational activities to enjoy. The Yare Boat Club is possibly the oldest in Norfolk. A selection of popular riverside restaurants and public houses include Rushcutter Arms. Sainsbury's is within an easy one mile reach and the wider shopping facilities of Norwich and Broadland Business Park are all within striking distance. Excellent A11 commuter access via Newmarket Road or the A47 Norwich Southern Bypass in addition to the Norwich rail station (2 miles) for London Liverpool Street. Refer to our Situation page to discover more.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

1 Richmond Court benefits from a complete fashionable refurbishment by the landlord behind its simple "streamlined" façade so typical of the Art Deco period that creates a contrast to neighbouring historic Georgian and Victorian properties. The relaxed accommodation measures approximately 572 ft<sup>2</sup> (53.2 m<sup>2</sup>) and will suit a broad range of tenants, whether professionals or retirees – all who seek convenience, outdoor amenity and a turnkey furnished solution.

## Ground Floor living

### ENTRANCE HALL WITH PRIVATE ACCESS

Through an entrance porch, a half glazed door opens into a large L-shaped Entrance Hall with the benefit of private access. Picture rails. Pendant lights. Radiator. Doors to all rooms.

### KITCHEN 17'3" x 16'1" (5.27m x 4.89m)

Open from the entrance hall is sleek refurbished kitchen with large window to side garden aspect fitted with slatted blinds. Bespoke fitted with a range of white gloss wall and base units beneath solid oak worktops with a composite sink and drainer, Art Deco style mixer tap. U-shaped in design with copper handle cabinetry detailing. A complete set of integrated appliances include: dual oven/grill cooker with four ring induction hob and stainless steel extractor, below counter separate fridge and freezer, dishwasher, washing machine and microwave. Wall-mounted boiler. Pendant light. Radiator. Decorative tiled floor with matching splashbacks.



Large entrance hall with benefit of private access



Refurbished u-shaped kitchen with all integrated appliances



Large south-facing bedroom

## Ground Floor living (cont'd)

### **LIVING ROOM** 15'2" x 11'11" (4.60m x 3.6m)

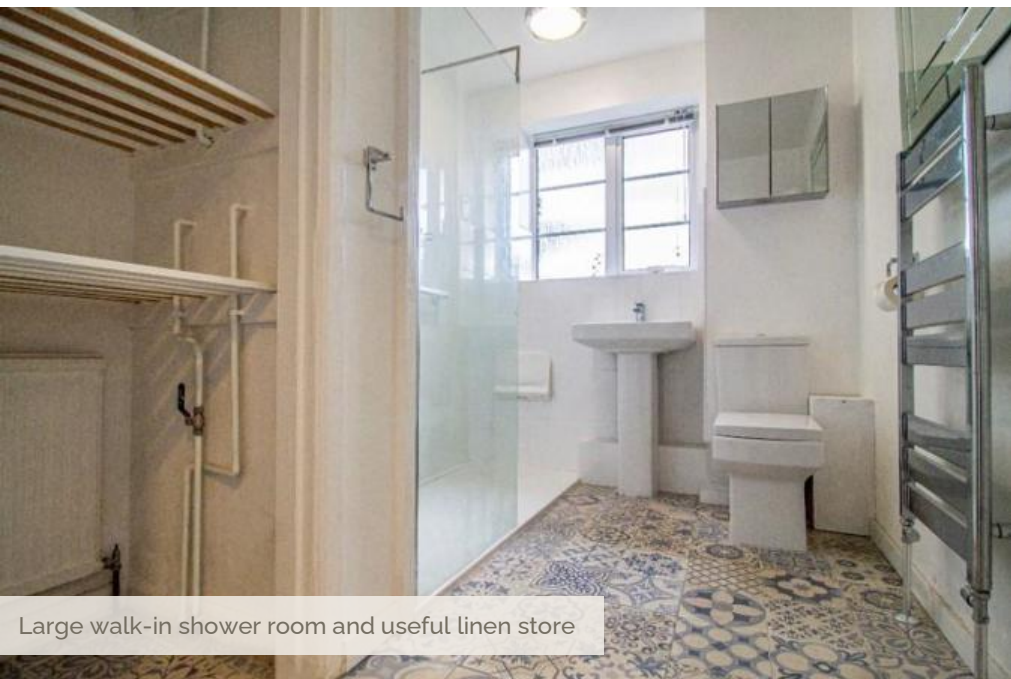
A large, bright and elegant dual aspect Living Room with feature south-facing corner fenestration fitted with slatted blinds providing an alluring outlook over the River Green and which lets in plentiful natural light. Tastefully furnished that delivers an instant calming atmosphere. Original wall to wall picture rails lend a period touch. TV and phone points with large wall-mounted TV. Stylish pendant light. Two radiators.

### **BEDROOM** 11'11" x 9'5" (3.6m x 2.9m)

A princely proportioned bedroom with south-facing windows to river frontage fitted with slatted blind and curtains. Pendant light. Radiator.

### **SHOWER ROOM** 9'0" x 6'11" (2.7m x 2.1m)

A princely proportioned bedroom with south-facing windows to river frontage fitted with slatted blind and curtains. Pendant light. Radiator.



Large walk-in shower room and useful linen store



Thorpe St Andrew c.1851

# PROVENANCE

From the seventeenth century to the nineteenth Thorpe St Andrew became a fashionable place of residence for the wealthier citizens of Norwich. Armstrong wrote in 1781 that the village of Thorpe is sometimes called the Richmond of Norfolk and may vie with the proudest and most admired summer retreats in all England . . . it is delightfully situated on a hanging hill . . . [and has] . . . become of late the residence of opulent manufacturers, several of whom have erected extensive buildings in it and laid out spacious gardens.

Several of these houses survive, though altered. Those on the south side of the road are best seen from the river. Many appear in the early nineteenth century paintings of the Norwich School, such as John Sell Cotman's *From my Father's House at Thorpe* (the present No. 18 Yarmouth Road). An etching from 1851 depicts Thorpe (as depicted).

One of the earliest large houses by the river is the present Rushcutters, which dates from about 1600. In the early nineteenth century (when it was called the Tuns) its owner, a Mr Cattermole ran the Thorpe regatta from here.

The traditional walled street frontage was radically altered in the 1930s by the formation of the entrance to South Avenue (in place of the private drive to High House) and the building of Richmond Court apartments in the Art Deco vernacular (in place of a house called Dunollie – an attractive house with traditional walled garden).



## GARDENS & OFF-STREET PARKING

To the rear is an acreage of manicured mature gardens (maintained by the apartment management company) that lend perfectly to al fresco entertaining: the ideal outdoor amenity in lockdown. To the front is an expanse of private residents' gravel parking with an allocated parking space. The apartment overlooks the banks of the River Yare that flow as part of the navigable channels of the Norfolk Broads. The pleasant River Green is within striking distance which plays host to various public houses and amenities along with the popular gastro pub: The Rushcutters.



## DISCOVER NORFOLK

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

# SITUATION



A11	3 miles
Great Yarmouth	18 miles
Lowestoft	27 miles
Cromer	27 miles
Cambridge	68 miles



*Holkham (Norfolk Heritage Coast) 1 hr/42 miles*



*From Norwich  
London Liverpool Street  
(1h 55 mins) – direct line  
London Kings Cross  
(2h 15 mins) – one change*



London Stansted Airport  
(1h 27mins/88 miles)  
Norwich International Airport  
(18 mins/5.5 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Town Close House (3-13); Norwich School (4-18).  
STATE includes: Dussindale Primary School (4-11); Hillside Avenue Primary & Nursery School (3-11);  
St. William's Primary School (4-11); Thorpe St Andrew School and Sixth Form (11-18).  
University of East Anglia - Further Education.

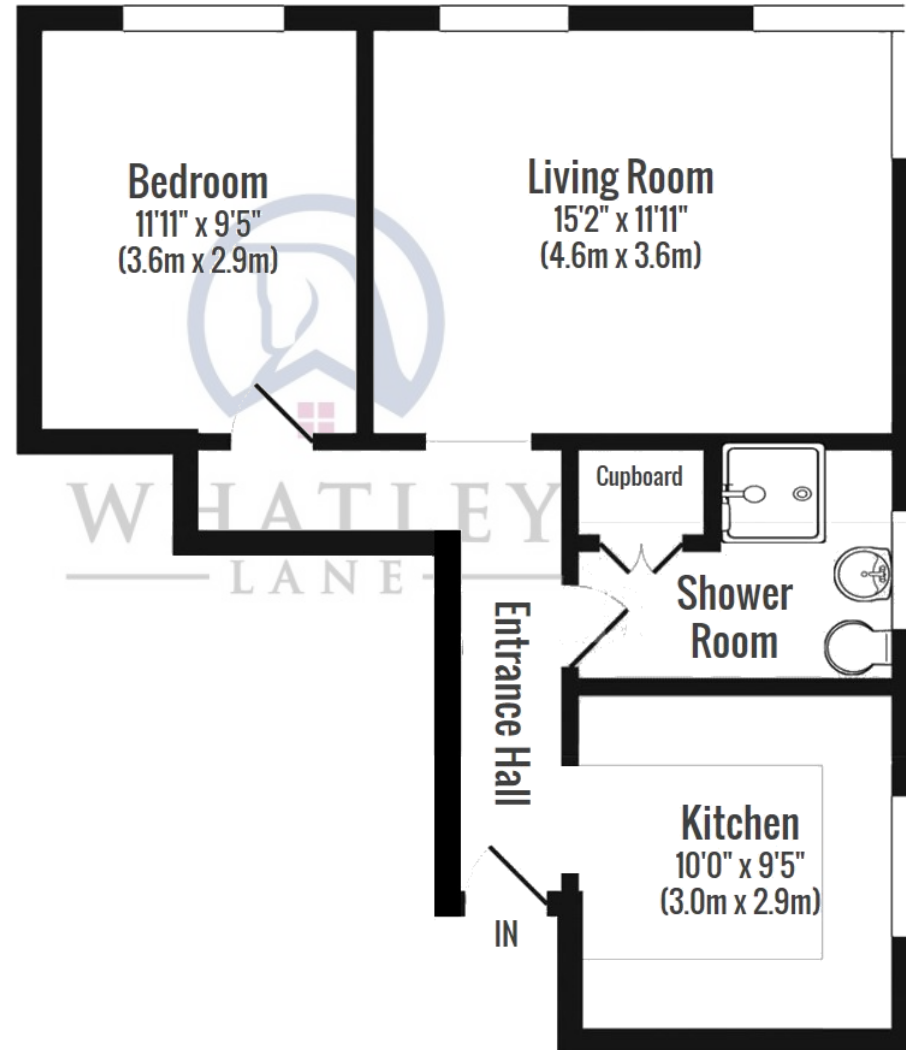




# FLOORPLAN

Approximate Gross Internal Area (GIA)

= 572 ft<sup>2</sup> (53.2 m<sup>2</sup>)



This plan is for layout guidance only.

Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



# GENERAL INFORMATION

## TENURE

The property is offered to rent and is available **11th December 2021**.

## SERVICE

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

## LOCAL AUTHORITY

Broadland District Council (01603 43 11 33)

Tax band A – £981.96 (2021/22).

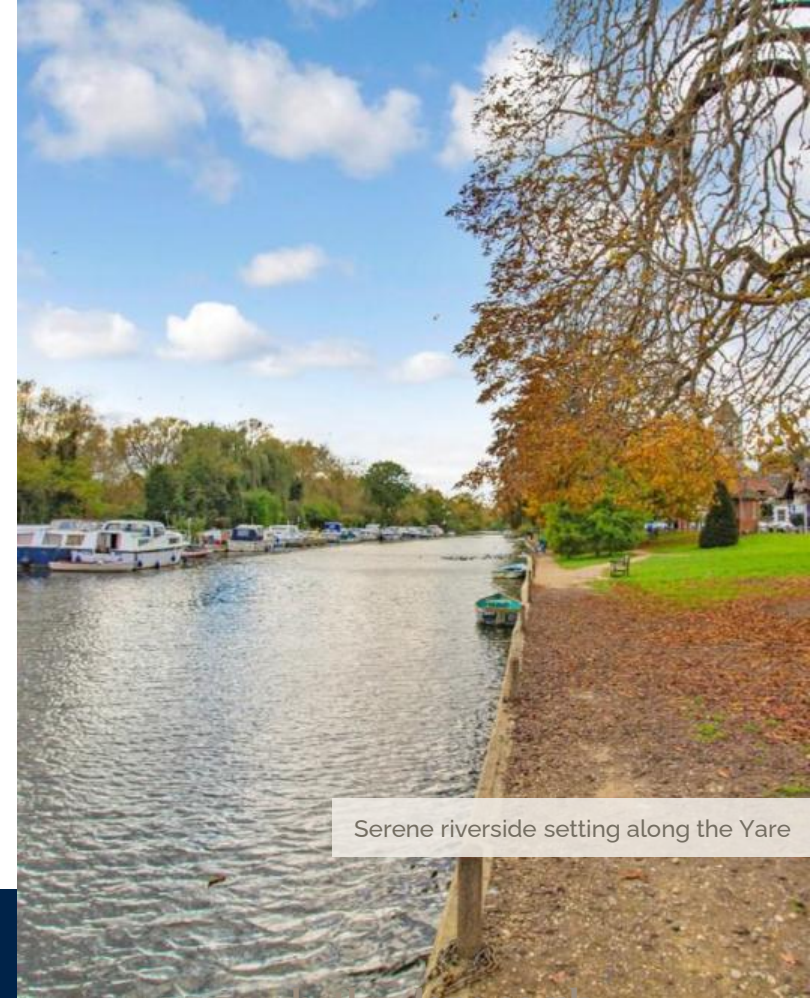
## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole letting agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (NR7 0HD):

**From London (by car)** exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on towards Norwich exiting the A14/A11 at Junction 38. Continue on the A11 until reaching the A47 roundabout. Take the third exit signposted Lowestoft on the A47 Norwich Southern Bypass. Take the exit signposted A1042 Norwich E / Thorpe St Andrew and follow signs to Thorpe St Andrew onto Yarmouth Road passing the Broadland and Meridian Business Parks on the left and right hand side. Passing the Rushcutters on the left hand side, No. 1 Richmond Court is on your right hand side at the South Avenue junction opposite River Green park.

**From Norwich (by car)** leave Norwich via Thorpe Road. At the Harvey Lane traffic lights continue straight over onto Yarmouth Road, proceed out and with River Green park on the right hand side, No. 1 Richmond Court can be found set back on the left.



Serene riverside setting along the Yare



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