



BLACKFRIARS GATE

Norwich

A Wensum Homes Ltd Development

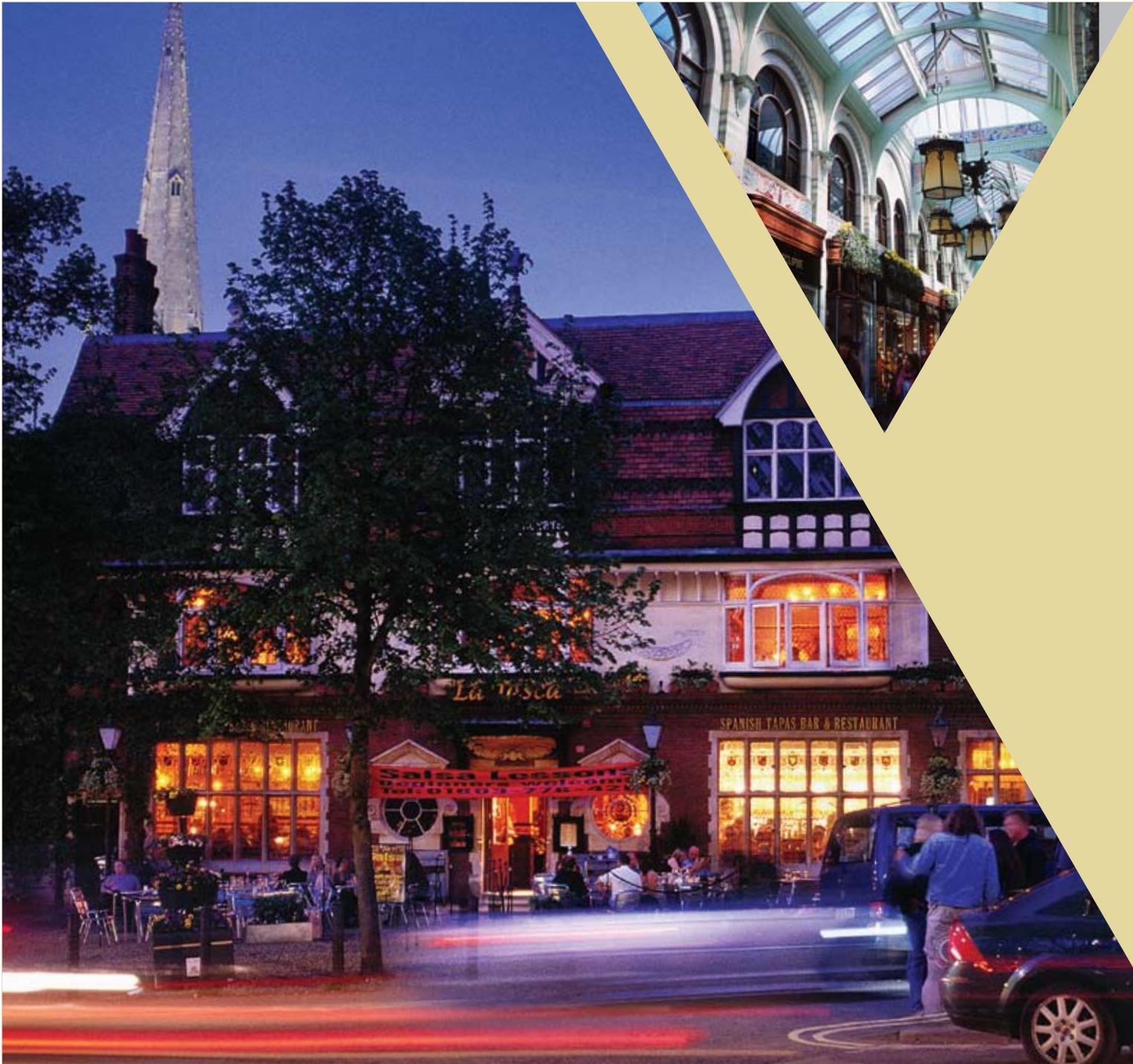


A DEVELOPMENT OF 1 & 2 BEDROOM APARTMENTS AND 3 & 4 BEDROOM HOUSES.

Blackfriars Gate is a selective development of town houses and apartments sitting just to the north of Norwich city centre. Combining traditional styling with modern technology the development offers secure living with easy access to all the amenities of one of the UK's most vibrant cities. Comprising of 21 town houses with three or four bedrooms and 16 apartments, Blackfriars Gate development will be carefully landscaped to provide highly attractive surroundings. The development is gated providing both privacy and security.

The area has undergone much renovation and regeneration in recent years and there are delightful riverside walks. There is a diverse mix of local stores, pubs and restaurants, while Norwich city centre with its extensive range of shopping, leisure and entertainment facilities is just a few minutes away on foot. Blackfriars Gate offers an attractive combination of comfort and convenience. Designed in traditional style to harmonise with the historic surroundings, the houses offer all the features you would expect in a modern home. Blackfriars Gate stands close to the charming and historic section of the River Wensum which stretches through the heart of Norfolk to the east of Norwich right through the city centre before joining the River Yare. This historic waterway has many fine buildings and beauty spots along its banks. Recent regeneration has given the area unique character which brings together the heritage and contemporary culture. Many of the area's handsome old buildings have been tastefully renovated and there is a lively shopping and social scene with designer boutiques and specialist emporia, as well as charming riverside cafes, bars and restaurants.



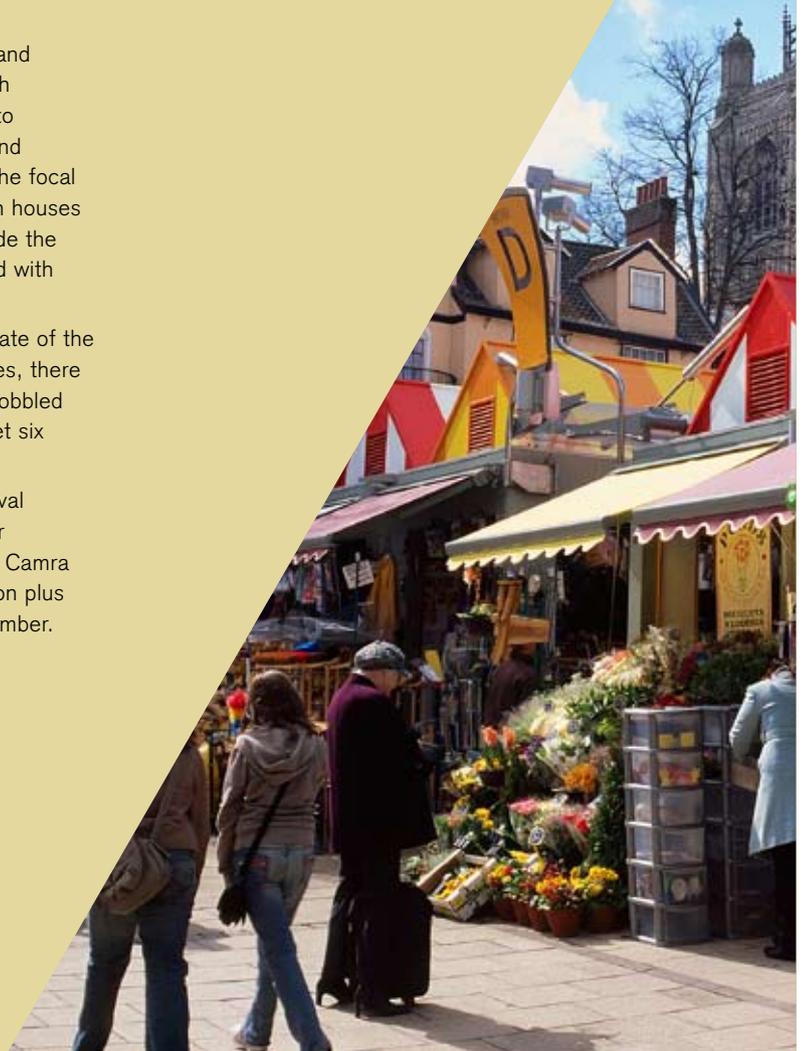


THE SURROUNDING AREA

Norwich was once one of the most important cities in England and remains an exciting and vibrant metropolis which offers both rich heritage and modern attractions, from 1,500 historic buildings to a superb range of shops, shopping centres, bars, restaurants and entertainment including leisure activity and fantastic nightlife. The focal point of the city is the magnificent 900 year old cathedral which houses the largest cloisters in England. Other ancient landmarks include the 12th Century Castle now a museum and art gallery well stocked with fascinating artefacts and paintings.

Nowhere in East Anglia offers better shopping as well as the state of the art centres like the Castle Mall and Chapelfield Shopping centres, there are hundreds of speciality shops in a warren of alleyways and cobbled streets. There is also an extensive and excellent open air market six days a week.

Annual events in the city include the Norfolk and Norwich Festival a superb multi venue musical event held in May, the Lord Mayor celebration including carnival and fireworks held in July and the Camra Beer Festival in October, the largest beer festival outside London plus the Norfolk Comedy festival running through October and November.








BLACKFRIARS GATE
Norwich





▶ AERIAL VIEW



Plots 12 & 17

1 bedroom apartment

Lounge/Dining
 3.31m x 5.80m
 10' x 19'

Kitchen
 3.44m x 2.19m
 11'3" x 7'2"

Bathroom
 2.20m x 1.75m
 7'2" x 5'8"

Bedroom 1
 4.52m x 2.57m
 14'9" x 8'5"

Illustrations and floorplans are of typical elevations and may change.



Plots 13, 14, 15, 16, 18 & 19

1-2 bedroom apartment

Lounge/Kitchen/Dining

6.21m x 3.09m
20'4" x 10'

Bathroom

1.81m x 1.99m
5'11" x 6'6"

Bedroom 1

3.09m x 3.31m
10' x 10'10"

Bedroom 2*

3.09m x 3.31m
10' x 10'10"

* Bedroom 2 measurements apply to 2 bedroom apartment only.
Illustrations and floorplans are of typical elevations and may change.



Plots 27 - 29

2 bedroom apartment

Lounge/Kitchen/Dining

3.50m x 6.37m
11'5" x 20'10"

Bathroom

2.10m x 2.00m
6'10" x 6'6"

Bedroom 1

3.08m x 3.23m
10'1" x 10'7"

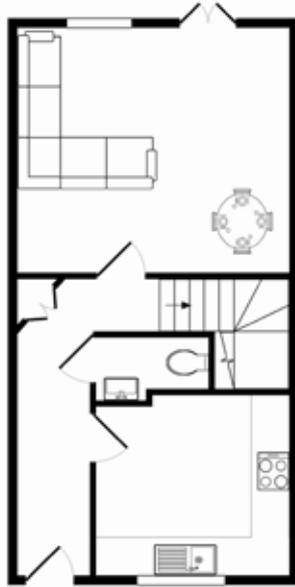
En-suite

1.80m x 1.80m
5'10" x 5'10"

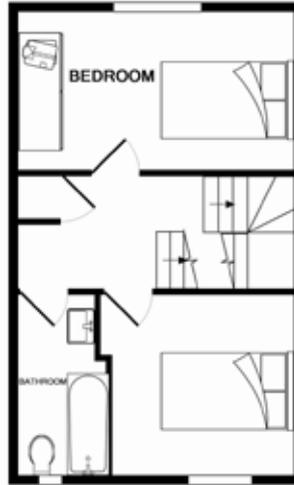
Bedroom 2

2.50m x 3.23m
8'2" x 10'7"

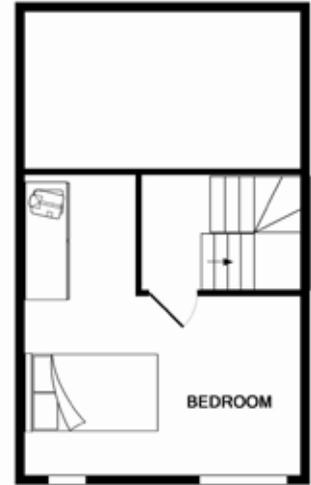
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Ground Floor



First Floor



Second Floor

Plots 6 & 7

3 bedroom house

Ground Floor

Lounge/Dining

4.50m x 4.15m
14'9" x 13'7"

Kitchen

3.30m x 2.72m
10'9" x 8'11"

First Floor

Bathroom

1.75m x 2.82m
5'8" x 9'3"

Bedroom 1

4.50m x 4.71m
14'9" x 16'7"

Bedroom 2

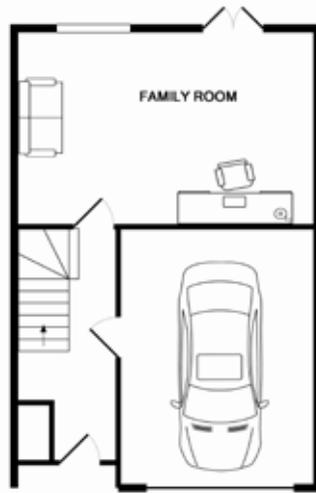
4.50m x 2.35m
14'9" x 7'8"

Second Floor

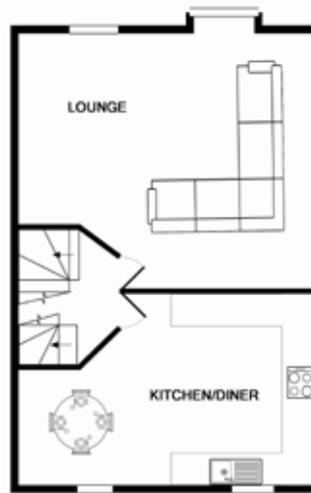
Bedroom 3

2.68m x 2.82m
8'9" x 9'3"

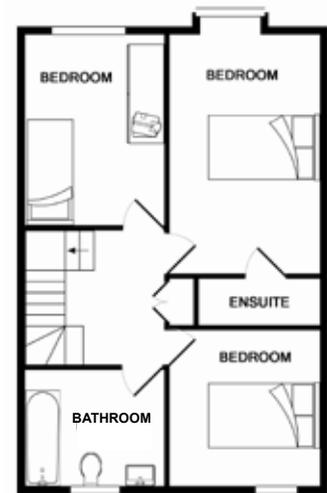
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Ground Floor



First Floor



Second Floor

Plots 8, 9, 10 & 11

3 bedroom house

Ground Floor

Family Room
5.20m x 2.63m
17' x 8'7"

First Floor

Lounge
5.20m x 4.79m
17' x 15'8"

Kitchen/Dining
5.20m x 3.68m
17' x 12'

Second Floor

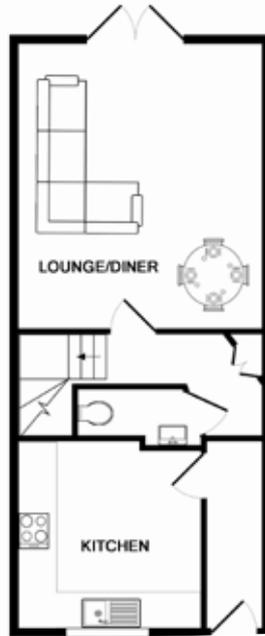
Bathroom
2.17m x 2.17m
7'1" x 7'1"

Bedroom 1
2.96m x 4.25m
9'8" x 13'11"

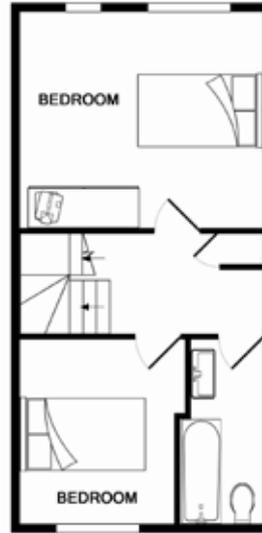
En-suite
2.19m x 1.01m
7'2" x 3'3"

Bedroom 2
2.96m x 3.14m
9'8" x 10'3"

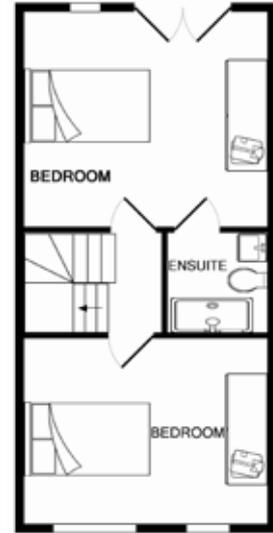
Bedroom 3
2.17m x 3.28m
7'1" x 10'9"



Ground Floor



First Floor



Second Floor

Plots 20-26 & 31-37

4 bedroom house

Ground Floor

Lounge/Dining

4.50m x 4.60m
14'9" x 15'1"

Kitchen

3.10m x 2.72m
10'2" x 8'2"

First Floor

Bathroom

1.76m x 2.82m
5'8" x 8'5"

Bedroom 1

4.50m x 2.80m
14'9" x 9'2"

Bedroom 2

4.50m x 2.82m
14'9" x 8'5"

Second Floor

Bedroom 3

4.50m x 2.80m
14'9" x 9'2"

En-suite

1.74m x 1.82m
5'8" x 5'11"

Bedroom 4

2.68m x 2.82m
8'9" x 9'3"

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SPECIFICATION

Kitchen

- High Quality Fully fitted kitchen with choice of cupboards and work surfaces from our selected range**
- Integrated oven, hob and extractor hood, plumbing for washing machine.
- Quality ceramic wall tiles from our selected range**
- Choice of floor covering from our selected range**

Bathrooms

- Classic white sanitary ware
- Quality ceramic wall tiles from our selected range**

Electrical

- Mains linked smoke detectors
- TV points to sitting room, kitchen and breakfast rooms.
- Telephone points to hall, sitting room, kitchen, breakfast room and bedroom 1.
- Outside lighting to front and rear entrances.
- Security alarm (where applicable).
- Electronic gates to main development .
- Entrance system to apartments (where applicable).

Plumbing

- Gas central heating with thermostatically controlled radiators.

Other items

- Lockable windows and external doors with argon filled double glazed for low heat loss.
- Smooth finish ceilings.
- External tap (where applicable).
- 10 Year NHBC warranty.
- Low maintenance hard landscaped garden (where applicable).
- Parking / Garaging (where applicable).

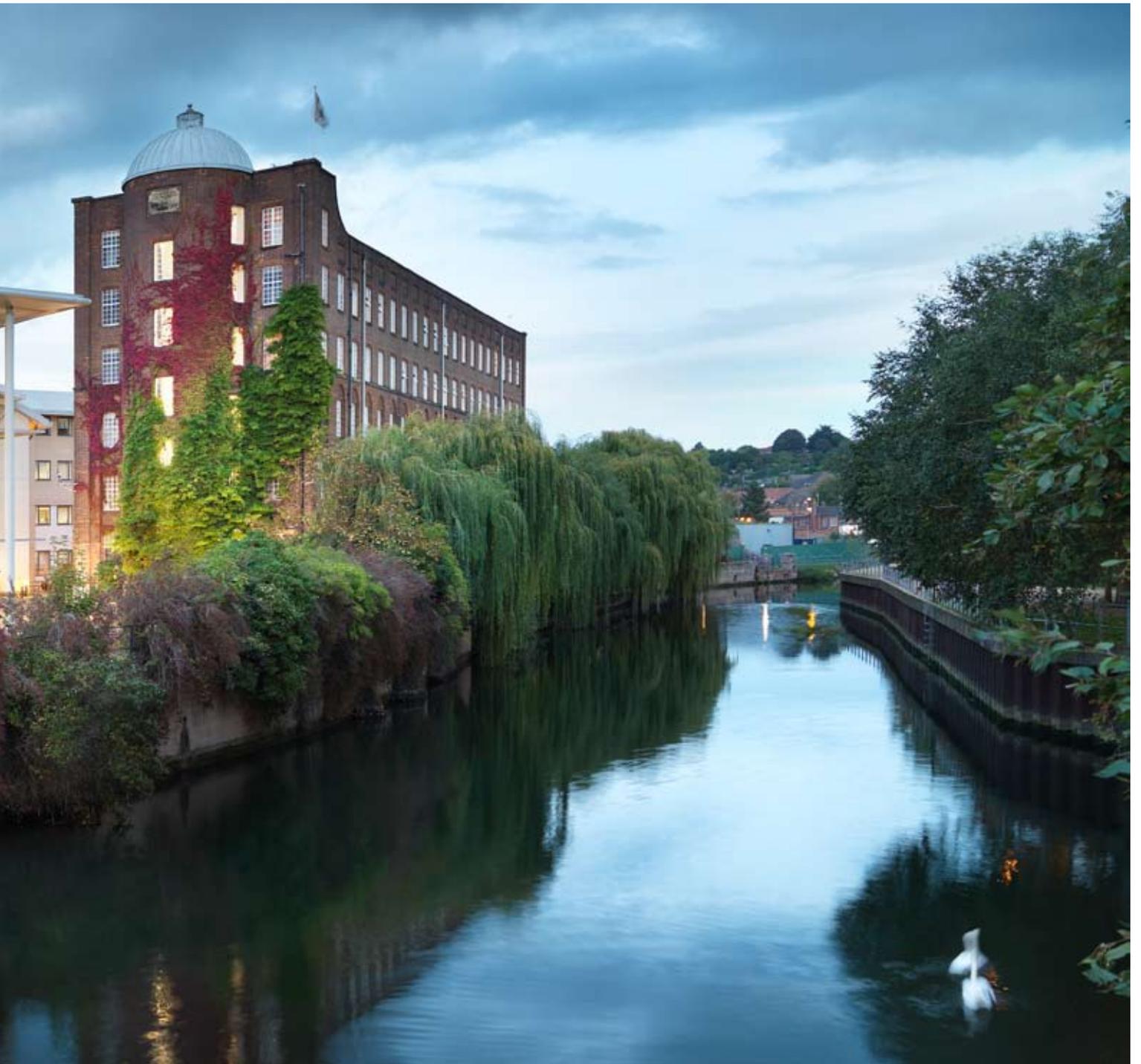
Renewable Energy

- We believe that we must look after the future of the planet so we are including 10% renewable energy within the development.

** Subject to stage of construction







▶ HELP TO BUY SCHEME



Help to Buy is the brand new Government-backed scheme. Those looking to buy a home (whether first time buyers or existing home owners) only need a 5% deposit to buy a home within England, up to £600,000 in value, and qualify for some of the best mortgage interest rates available.

Some lenders may require a lower 4% deposit but are likely to charge a higher mortgage interest rate. An independent financial adviser should be able to help you decide the best option for you.

Here's how it works:

Help to Buy is available to all homebuyers, not just first time buyers.

You only need a 5% deposit to qualify for the best mortgage rates.

The Government will lend you up to 20% of the value of your property through an equity loan

The loan can be repaid at any time or on the sale of your home (part) repayments can be made at any time, provided they're a minimum of 10% of your home's current market value.

You will only need to secure up to a 75% mortgage from a bank or building society



HOW TO FIND US:

BLACKFRIARS GATE. NORWICH, NORFOLK NR3 1SF

For more information please call 01603 620551

Arnolds | Keys

A Wensum Homes Ltd
Development

