



Tanners Court St. Martins Close, Norwich NR3 3HB

welcome to

Tanners Court St. Martins Close, Norwich

A beautifully presented, two-bedroom, third-floor apartment located in a peaceful riverside setting in the popular NR3 area. Featuring an open-plan lounge/diner, modern living spaces, allocated parking, and access to stunning communal gardens with river views. Offered with no onward chain.



William H Brown is delighted to bring to the market this well-presented, two-bedroom, third-floor apartment, perfectly positioned in a tranquil riverside location to the north of Norwich. Offering the perfect blend of comfort and convenience.

The interior accommodation is bright and airy, comprising a welcoming entrance hall that leads into a spacious, open-plan lounge/diner—perfect for relaxing or entertaining. The adjoining kitchen is well-equipped, while the two bedrooms offer comfortable living space, supported by a modern family bathroom. Benefiting from double glazing and gas-fired central heating, the home ensures year-round comfort.

Externally, the property truly comes into its own. Residents can enjoy beautifully maintained communal gardens that provide stunning river views and direct access to scenic riverside walks. The property also includes one allocated off-road parking space. Situated in the sought-after NR3 area, the apartment offers easy access to local amenities, including shops, supermarkets, and reputable schools, alongside excellent transport links to the city centre, the Norwich Ring Road, and the NDR. Offered for sale with the distinct advantage of no onward chain, this home is ready for its next owner to move straight into.



view this property online williamhbrown.co.uk/Property/NOR144589

Agent's Note

1) The term of the lease is 99 years from 01/01/1982, which means there are currently 54 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

2) Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Important Notice 1

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Important Notice 2

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH
williamhbrown.co.uk/Property/NOR144589



welcome to

Tanners Court St. Martins Close, Norwich

- Guide Price £100,000-£110,000.
- For Sale via Traditional Auction - Date 10th September 2026.
- Stunning, well-maintained communal gardens with direct access to scenic river walks.
- Bright and spacious lounge/diner, ideal for modern living.
- Well-proportioned accommodation suitable for professionals or small families.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1982.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144589



Property Ref:
NOR144589 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk