

Eastgate House

Thorpe Road | Norwich | NR1 1FE



Welcome to Eastgate House

This elegant build delivers four floors and a total of 47 high specification, beautifully designed apartments.

Each floor is accessible via a lift with video entry systems for all apartments.

The excellent quality is evident from the moment you step into the entrance lobby.

Each apartment comes with state of the art appliances, soft close drawers and doors, stone worktops and LED task lighting.

Decorated in warm neutral tones the apartments allow you to make your mark and make these truly stunning apartments your home.





Location

Situated just across the bridge from the lively City Centre, with its theatres, art galleries, market and numerous bars and eateries, Eastgate House is also within walking distance of the many boutique and independent shops that sit side by side with the large flagship stores from top brands.

Working in London? Eastgate house is within close walking distance of the station and the commute is under two hours with trains running half hourly. There are also frequent connections to Cambridge, Ipswich, Newmarket, Great Yarmouth and Peterborough.



 Eastgate House

Shopping, Entertainment

-  Riverside Retail Park
-  Intu Chapelfield Shopping Centre
-  Castle Mall

-  Norwich City Football Club
-  Cinemas
-  Theatres

Sights, Other

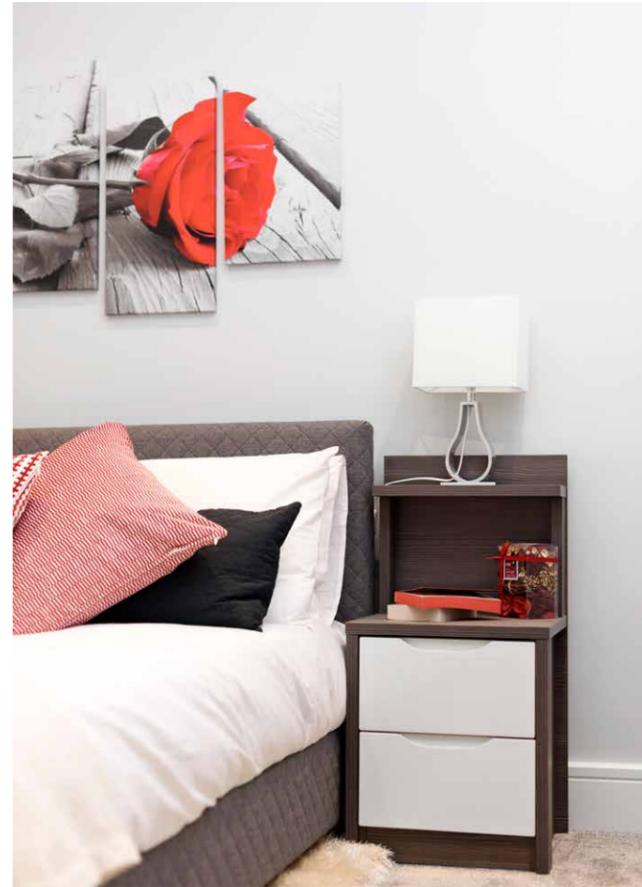
-  Norwich Castle

-  Great Hospital
-  Churches and Cathedrals

Transportation

-  Norwich Station
-  Taxi Ranks

-  Bus Station
-  River Boat Stops
-  Parking
-  Bus Stops



Specifications

KITCHEN

- Grey high gloss, handleless kitchen
- Soft close drawers and doors
- LED task lighting
- Blanco single sink in stainless steel
- Stone worktops with upstand and glass splashback

APPLIANCES

- Bosch oven
- Montpellier fridge freezer
- Bosch gas hob
- Montpellier dishwasher
- Montpellier, curved glass extractor hood
- Montpellier wine cooler, in most of flats
- Hotpoint or Candy washer/ dryer machine

BATHROOMS / EN-SUITES

- Sleek grey design with fully tiled floor and walls
- Vanity unit including mounted sink and tap
- WC includes dual flush wall buttons and concealed cistern
- Concealed triple thermostatic shower with fixed head and handset
- Shower screen
- LED-lit mirror
- LED-lit wall niche for toiletries
- Heated chrome towel rail

INTERNAL FINISH

Doors

- Patterned doors with stainless steel ironmongery
- White painted architrave and continual door frames

Lighting

- Spot LED lighting in bathrooms, kitchens and living spaces
- Dimmable spot LED lights in bedrooms and living room
- Brushed chrome finish to sockets and switches

Windows

- Double glazed windows most flats with Juliette balcony

Internal Décor

- Bathrooms and en-suites are fully tiled
- Walls and ceilings painted in a range of warm neutrals including white, grey and sand tones

Flooring

- Engineered wood floor in each hall and Kitchen/ living space
- Wool carpet in bedrooms
- Tiled floor in bathrooms and en-suites

Heating

- Gas central heating from combination boiler (to each apartment)
- Heated towel rail in bathroom

HOME ENTERTAINMENT / COMMUNICATIONS

- Telephone socket installed in each flat (brushed chrome finish)
- TV socket in every lounge and bedroom (brushed chrome finish)
- Communal TV, Virgin Media ready (occupiers to organise subscription)

COMMUNAL

- Elegant entrance lobby
- Lift to all floors

SECURITY

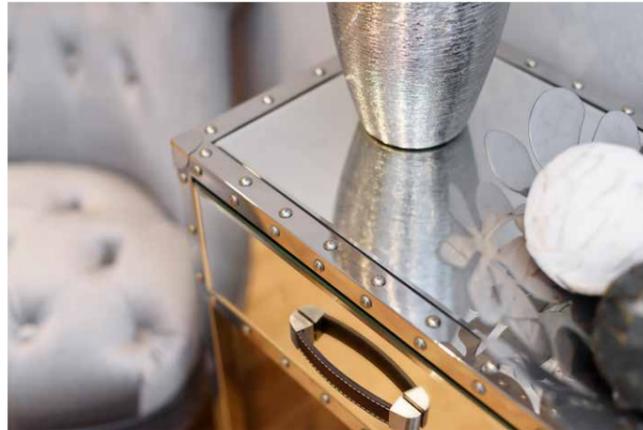
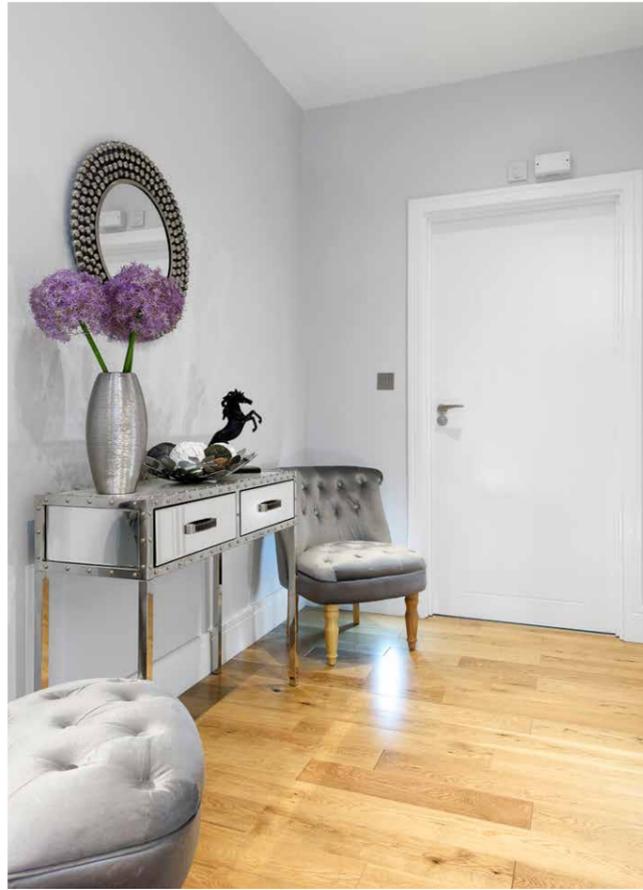
- Mains operated smoke and heat detectors to each apartment, communal smoke venting system
- Video and telephone entry for each flat
- Lockable post boxes in main lobby area
- Allocated car parking spaces (optional extras)

WARRANTY

- 10 year CRL structural warranty

COMMUNAL

- Bike storage
- Bin store



Ground Floor



First, Second and Third Floor



Fourth floor



The Flats





Flat 07 (Ground Floor)

Approximate Gross Internal Area: 61.4 sq m [660 sq ft]

Living Room / Kitchen 5.29m x 4.78m 17'-4" x 15'-8"

Bedroom 1 3.80m x 3.00m 12'-6" x 10"

Bedroom 2 5.20m x 2.81m 7'-1" x 9'3"



Flat 08 (Ground Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 42.9 sq m [461 sq ft]

Living Room / Kitchen 5.19m x 5.08m 17'-1" x 16'-8"

Bedroom 1 3.90m x 3.20m 12'-10" x 10'-6"



Flat 11 (Ground Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 50.3 sq m [541 sq ft]

Living Room / Kitchen 4.80m x 4.07m 15'-9" x 13'-4"

Bedroom 1 4.08m x 2.80m 13'-4" x 9'-2"

Bedroom 2 2.97m x 2.70m 9'-9" x 8'-10"



Flat 12 (Ground Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 34.3 sq m [369 sq ft]

Living Room / Kitchen 6.14m x 4.07m 20'-2" x 13'-4"

Bedroom 1 4.07m x 2.29m 13'-4" x 7'-6"



Flat 09 (Ground Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 41.6 sq m [447 sq ft]

Living Room / Kitchen 5.19m x 4.40m 17'-1" x 14'-5"

Bedroom 1 3.79m x 2.74m 12'-5" x 9'



Flat 10 (Ground Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 54.8 sq m [598 sq ft]

Living Room / Kitchen 4.90m x 4.10m 16'-1" x 13'-5"

Bedroom 1 3.59m x 3.00m 11'-9" x 9'-10"

Bedroom 2 3.00m x 2.88m 9'-10" x 9.5'



Flat 13, 25, 37 (First, Second, Third Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 37.8 sq m [406 sq ft]

Living Room / Kitchen 5.30m x 4.20m 17'-5" x 13'-9"

Bedroom 1 3.15m x 2.80m 10'-4" x 9'-2"

Flat 14, 26, 38 (First, Second, Third Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 53 sq m [570 sq ft]

Living Room 6.80m x 2.67m 22'-4" x 8'-9"

Kitchen 2.08m x 2.05m 6'-10" x 6'-9"

Bedroom 1 4.00m x 2.50m 13'-1" x 8'-6"

Bedroom 2 3.10m x 2.67m 10'-2" x 8'-9"



Flat 15, 27, 39 (First, Second, Third Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 39.6 sq m [411 sq ft]

Living Room 5.20m x 3.08m 17'-1" x 10'-1"

Kitchen 2.08m x 2.05m 6'-10" x 6'-9"

Bedroom 1 4.10m x 2.55m 13'-5" x 8'-4"



Flat 16, 28, 40 (First, Second, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 36.3 sq m [390 sq ft]

Living Room / Kitchen 4.27m x 4.00m 14'-27" x 13'-1"

Bedroom 1 4.00m x 2.85m 13'-1" x 9'-4"



Flat 17, 29, 41 (First, Second, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 39.5 sq m [411 sq ft]

Living Room / Kitchen 4.68m x 4.00m 15'-4" x 13'-1"

Bedroom 1 4.00m x 2.85m 13'-1" x 9'-4"



Flat 18, 30, 42 (First, Third, Fourth Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 66.1 sq m [712 sq ft]

Living Room / Kitchen 5.35m x 5.20m 17'-7" x 17'-1"

Bedroom 1 3.67m x 2.95m 12' x 9'-8"

Bedroom 2 3.95m x 2.55m 13' x 8'-4"



Flat 19, 31, 43 (First, Third, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 41.6 sq m [447 sq ft]

Living Room / Kitchen 5.35m x 4.88m 17'-7" x 16'

Bedroom 1 3.78m x 3.19m 12'-5" x 10'-6"



Flat 20, 32, 44 (Second, Third, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 42.9 sq m [461 sq ft]

Living Room / Kitchen 5.20m x 5.08m 17'-1" x 16'-8"

Bedroom 1 3.90m x 3.20m 12'-10" x 10'-6"



Flat 21, 33, 45 (Second, Third, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 41.6 sq m [447 sq ft]

Living Room / Kitchen 5.20m x 4.40m 17'-1" x 14'-5"

Bedroom 1 3.80m x 2.70m 12'-6" x 8'-10"



Flat 22, 34, 46 (Second, Third, Fourth Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 57.1 sq m [614 sq ft]

Living Room / Kitchen 5.27m x 4.40m 17'-4" x 14'-5"

Bedroom 1 3.55m x 2.95m 11'-8" x 9'-8"

Bedroom 2 2.95m x 2.60m 9'-8" x 8'-6"





Flat 23, 35, 47 (Second, Third, Fourth Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 50.1 sq m [539 sq ft]

Living Room / Kitchen 4.80m x 4.07m 22'-4" x 8'-9"

Bedroom 1 4.07m x 2.80m 13'-4" x 9'-2"

Bedroom 2 2.98m x 2.70m 9'-9" x 8'-10"

Flat 24, 36, 48 (Second, Third, Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 34.3 sq m [369 sq ft]

Living Room / Kitchen 4.10m x 4.07m 13'-5" x 13'-4"

Bedroom 1 4.07m x 2.38m 13'-4" x 7'-10"



Flat 51 (Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 39.6 sq m [411 sq ft]

Living Room 5.20m x 3.08m 17'-1" x 10'-1"

Kitchen 2.08m x 2.05m 6'-10" x 6'-9"

Bedroom 1 4.10m x 2.55m 13'-5" x 8'-4"

Flat 52 (Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 36.3 sq m [390 sq ft]

Living Room / Kitchen 4.27m x 4.00m 14' x 9'-4"

Bedroom 1 4.00m x 2.85m 13'-1" x 10'



Flat 49 (Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 37.8 sq m 406 sq ft]

Living Room / Kitchen 5.30m x 4.20m 17'-5" x 13'-9"

Bedroom 1 3.30m x 2.85m 10'-10" x 9'-4"



Flat 50 (Fourth Floor)

2 Bedroom Flat

Approximate Gross Internal Area: 53 sq m [570 sq ft]

Living Room / Kitchen 6.80m x 2.67m 22'-4" x 8'-9"

Bedroom 1 4.00m x 2.60m 13'-1" x 8'-6"

Bedroom 2 3.10m x 2.65m 10'-2" x 8'-8"



Flat 53 (Fourth Floor)

1 Bedroom Flat

Approximate Gross Internal Area: 38.7 sq m [416 sq ft]

Living Room / Kitchen 4.75m x 4.00m 15'-7" x 13'-1"

Bedroom 1 4.00m x 2.85m 13'-1" x 9'-4"



Please Note: image's and dimensions, are for guidance only and may vary.





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