

ST JAMES QUAY

NORWICH

FACTSHEET




Computer generated image of the Pullman Building

Introducing St James Quay: a brand new urban community that combines modern architecture with deep-rooted heritage.

This landmark development is situated on the bank of the River Wensum, in one of Norwich’s most sought after locations offering stunning views of the river and city skyline, these spacious and light-filled apartments are designed for modern day living.

Choose between one, two or three bedroom apartments, all designed to the highest standards and finished with clean contemporary interiors.

From 2018 to 2020, Norwich has been celebrated by the Sunday Times as one of the ‘Best Places to Live’, and with good reason: you’ll find everything you want within walking distance; independent shops, delicious restaurants, intimate theatres, and contemporary galleries. Your route into the historic city centre will take you past iconic buildings, including the picturesque Tudor Tombland and the magnificent cathedral.

DEVELOPER:	
LOCATION:	Norwich, Norfolk, NR3 1TY
LOCAL AUTHORITY:	Norwich
TENURE (APARTMENTS):	250-year leasehold from completion of first property
ARCHITECT:	Feilden & Mawson
WARRANTY:	NHBC
ANTICIPATED COMPLETION:	Pullman Building will be ready for occupation in Summer 2021. Sewell Building will be late 2021.





PROPERTY INFORMATION

PRIVATE MIX:

Pullman Building		Sewell Building	
1 Bedroom apartment	4	1 Bedroom apartment	26
2 Bedroom apartment	27	2 Bedroom apartment	25
3 Bedroom apartment	6		
Total	37	Total	51

ESTIMATED ANNUAL CHARGES* FROM:

Property Type	Service Charge (pa)
1 Bedroom apartment (614 sq ft)	£1,490
2 Bedroom apartment (820 sq ft)	£1,893
3 Bedroom apartment (1066 sq ft)	£2,371

To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge. All apartments will be subject to a service charge for the maintenance of the apartment building and the shared areas within.

MANAGING AGENT:

Encore

The service charge covers the cost of maintenance of systems, energy centre, lifts and CCTV, internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, warranty, reserve fund and professional fees. There will be no ground rent charged.

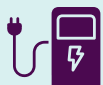
CAR PARKING:

Allocated parking on ground floor available for purchase on selected plots.

Surface parking	£10,000.00
Undercroft parking	£15,000.00

CYCLE PARKING:

Each block has its own secure cycle storage room.



ECO-FRIENDLY CAR CHARGING POINTS



COMMUNAL GARDENS OFFER QUIET OUTDOOR SPACES.
With most apartments offering balconies or wrap around terraces



APARTMENTS OFFERING CATHEDRAL, RIVER AND CITY VIEWS

*Costs are based on an average estimated charge across all similar homes. Speak to a sales consultant for charges on specific homes.



TAX INFORMATION

COUNCIL TAX FOR NORWICH*:

Band	2020-2021 Charge	Band	2020-2021 Charge
A	£1,299.31	E	£2,382.06
B	£1,515.86	F	£2,815.16
C	£1,732.41	G	£3,248.27
D	£1,948.96	H	£3,897.92

STAMP DUTY LAND TAX SURCHARGE:

An incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy to let properties. Non-residents will be subject to an additional 2% SDLT as of 1st April 2021.



EDUCATION INFORMATION

Primary Schools (distance by road)	Secondary Schools (distance by road)	Universities (distance by road)
Mile Cross Primary School 0.9 miles	Angel Road Junior School 0.6 miles	Norwich University of the Arts 1.2 miles
Catton Grove Primary School 1.1 miles	Notre Dame High School 2.3 miles	University of East Anglia 3.5 miles
Angel Road Infant School 0.6 miles	Norwich School 1.5 miles	City College Norwich 2.0 miles
Norwich Primary Academy 2.4 miles	Sewell Park Academy 1.0 mile	Easton College 7.0 miles
Nearest gym Nuffield Gym, Barrack Street 0.5 miles	Nearest dentist mydentist, Barrack Street 0.3 miles	Nearest doctors Lawson Road Health Centre, Lawson Road 0.8 miles



15 MINUTE RIVERSIDE WALK
TO THE CITY CENTRE



LESS THAN 2 MILES TO
NORWICH TRAIN STATION
BY ROAD



16 MINUTES TO NORWICH
CITY AIRPORT BY CAR

Payment Terms:

1. A non-refundable booking deposit of the local currency equivalent of up to £2500 for apartments is payable upon exchange of contracts.
2. A further deposit of 10% of purchase price is payable within 21 days after exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon legal completion.

Completion Dates:

Plot specific from July 2021 onwards.

Documents required for exchange of contracts:

- Original current passport or original identity card.
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old.
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account.
- Original or certified copies required for all buyers
Information provided must match the details given on the reservation agreement.

Recommended Solicitor details:

Haydn Orford

Fosters Solicitors

William House, 19 Bank Plain, Norwich NR2 4FS
horford@fosters-solicitors.co.uk

Guy Horsey

Setfords Solicitors

46 Chancery Lane, London WC2A 1JE
info@setfords.co.uk

Ruth Collett

Spires

Holland Court, The Close, Norwich NR1 4DJ
ruth.collett@spiresolicitor.co.uk

IFA Details:

The Mortgage Store

450 Midsummer Boulevard, Milton Keynes NK9 2EA
info@the-mortgagestore.co.uk | 01727 809888

Larkbridge

Andrew Lock

The Stables, Flempton House, Bury St Edmunds IP28 6EG
alock@larkbridge.co.uk | 07951 777454 | 01284 729250



Computer generated image of an apartment at St James Quay



LOCATION MAP



SITE PLAN



St James Quay Marketing and Sales Suite
Barrack Street, Norwich NR3 1TY

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of going to print. Sources: Google Maps and National Rail. Travel times are approximate. Some travel times calculated using multiple transport operators and are correct at time of going to press.