



34 Russell Street, Norwich

£140,000 Leasehold

Guide Price: £140,000-£150,000. This chain-free two-bedroom apartment on Russell Street offers a fantastic opportunity for modernisation, making it an ideal project for investors or homeowners alike.

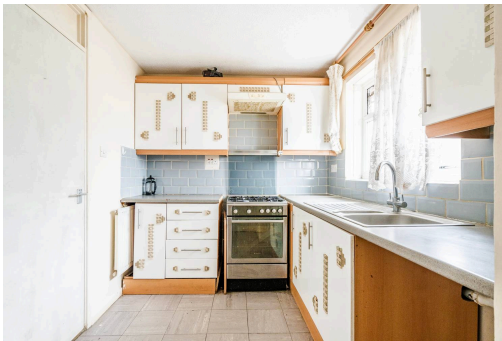
Guide Price: £140,000-£150,000. Positioned in Norwich, this chain-free two-bedroom apartment on Russell Street offers a fantastic opportunity for modernisation, making it an ideal project for investors or homeowners alike. With a well-designed layout featuring a spacious lounge diner, functional kitchen and two comfortable bedrooms, the property presents ample potential to create a stylish and contemporary living space. Just a short distance from the Chapelfield Shopping Centre and a variety of popular eateries, residents can enjoy the best of city living while benefiting from the tranquility of nearby parks. Given the high rental demand in the NR2 area, this apartment is a smart investment, poised to deliver both comfort and financial returns.

The Location

Located in the heart of Norwich, Russell Street benefits from its proximity to a vibrant array of amenities and attractions. Just a short 0.5 miles away, you'll find the bustling Chapelfield Shopping Centre, home to popular retailers such



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The Location

Located in the heart of Norwich, Russell Street benefits from its proximity to a vibrant array of amenities and attractions. Just a short 0.5 miles away, you'll find the bustling Chapelfield Shopping Centre, home to popular retailers such as John Lewis, Next, and H&M, perfect for all your shopping needs. Food lovers will appreciate the selection of eateries nearby, including the acclaimed Bill's Restaurant & Bar, only 0.3 miles away, and the trendy Coffee House on St. Benedict's Street, just a 0.6-mile stroll from your doorstep. For those who enjoy the outdoors, the picturesque Eaton Park, with its expansive green spaces and beautiful gardens, is a mere 1.2 miles away, providing an escape from the city bustle. The location is also well-served by public transport, with Norwich Rail Station just 1 mile away, offering direct links to London and beyond.

Russell Street

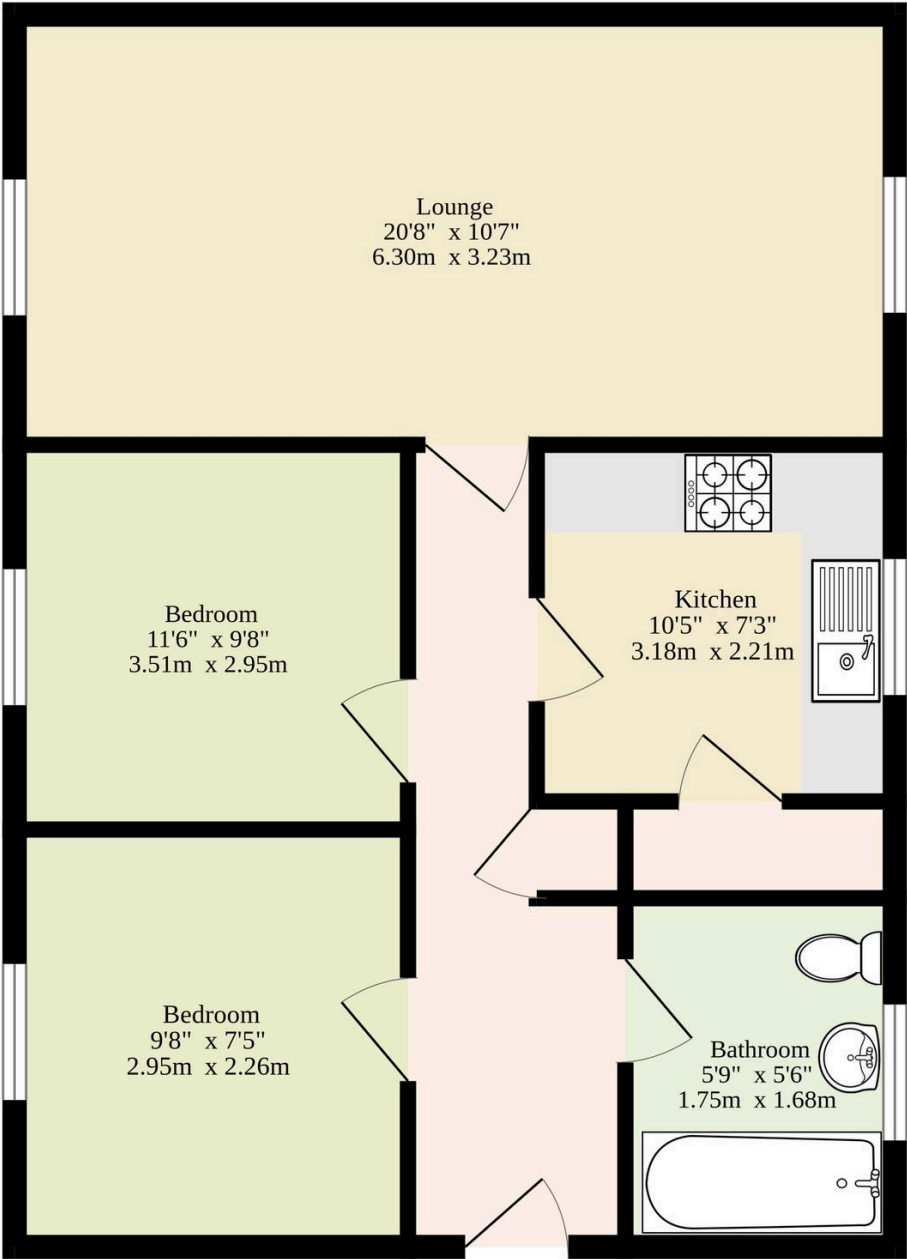
The apartment layout includes an entrance hallway with rooms branching off, leading to a large lounge diner, a functional kitchen, two comfortable bedrooms and a bathroom—each with the potential to be transformed into a modern and stylish living space.

Though well-maintained, this apartment presents a unique canvas for those interested in a modernisation project. With thoughtful updates and improvements, this property could be turned into a contemporary home or lucrative rental. The generous lounge diner provides ample space for entertaining, while the kitchen could be redesigned to maximise functionality and style.

The two well-proportioned bedrooms offer room for storage and versatility, catering to various preferences. Given the high rental demand in Norwich's NR2 area, especially for properties within walking distance to the city centre, this



519 sq.ft. (48.2 sq.m.) approx.



Sqft Excludes Hallway, Storage Room Off Kitchen

TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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