



## 55 Lefroy Road, Norwich

£120,000 Leasehold

Minors and Brady are happy to introduce this delightful 2-bedroom flat, situated within the highly sought-after NR3 postcode, that presents an exceptional opportunity for those seeking a comfortable and convenient living environment. The vendors are motivated, making it an enticing prospect for first-time buyers or savvy investors looking for a promising asset in a prime location.

## Location

Lefroy Road, Norwich boasts a prime location just a short distance from the vibrant city centre. This area is renowned for its blend of historic charm and modern amenities, offering a plethora of independent cafes, shops, and eateries. With excellent transport links, including nearby bus routes and easy access to major roads, this location is ideal for commuters and city dwellers alike. Nature enthusiasts will appreciate the proximity to Wensum Park and Waterloo Park, perfect for leisurely walks and outdoor activities. Families will benefit from the selection of well-regarded schools in the area, while professionals will enjoy the convenience of being close to Norwich's thriving business hubs. This location truly offers something for everyone.



## Lefroy Road

Located on the top floor of the building, this flat boasts a unique tranquillity away from the bustle of the street below. Please note that there is no lift access to the top floor, providing an added layer of privacy and seclusion.



Upon entering the flat, you are greeted by a welcoming lobby that effortlessly flows into the spacious lounge and separate kitchen/diner. The lounge is bathed in natural light streaming through the window overlooking the verdant gardens outside. Step through the door in the lounge and find yourself on the balcony, offering a serene spot to unwind and take in the view. The kitchen and dining area provides ample space for culinary endeavours or social gatherings.

The property features two generously proportioned double bedrooms, each adorned with built-in wardrobes for ample storage. The main bedroom grants direct access to the balcony, inviting the outdoors in for a seamless indoor-outdoor living experience.

Further enhancing the appeal of this residence is its enviable location just a stone's throw away from the vibrant city centre, ensuring that residents have easy access to a plethora of amenities, entertainment options, and transport links.

Pets are allowed within this property, offering the flexibility for pet owners to comfortably cohabit with their beloved companions. Additionally, outside the flat, residents can make use of a private brick-built storage shed ideal for bicycles, communal gardens meticulously laid to lawn, and non-permit parking for convenience.

### Agents Notes

We understand this property will be sold leasehold, with 105 years remaining on the lease. Connected to mains water, electricity, and gas.

Ground rent - £10 p/a

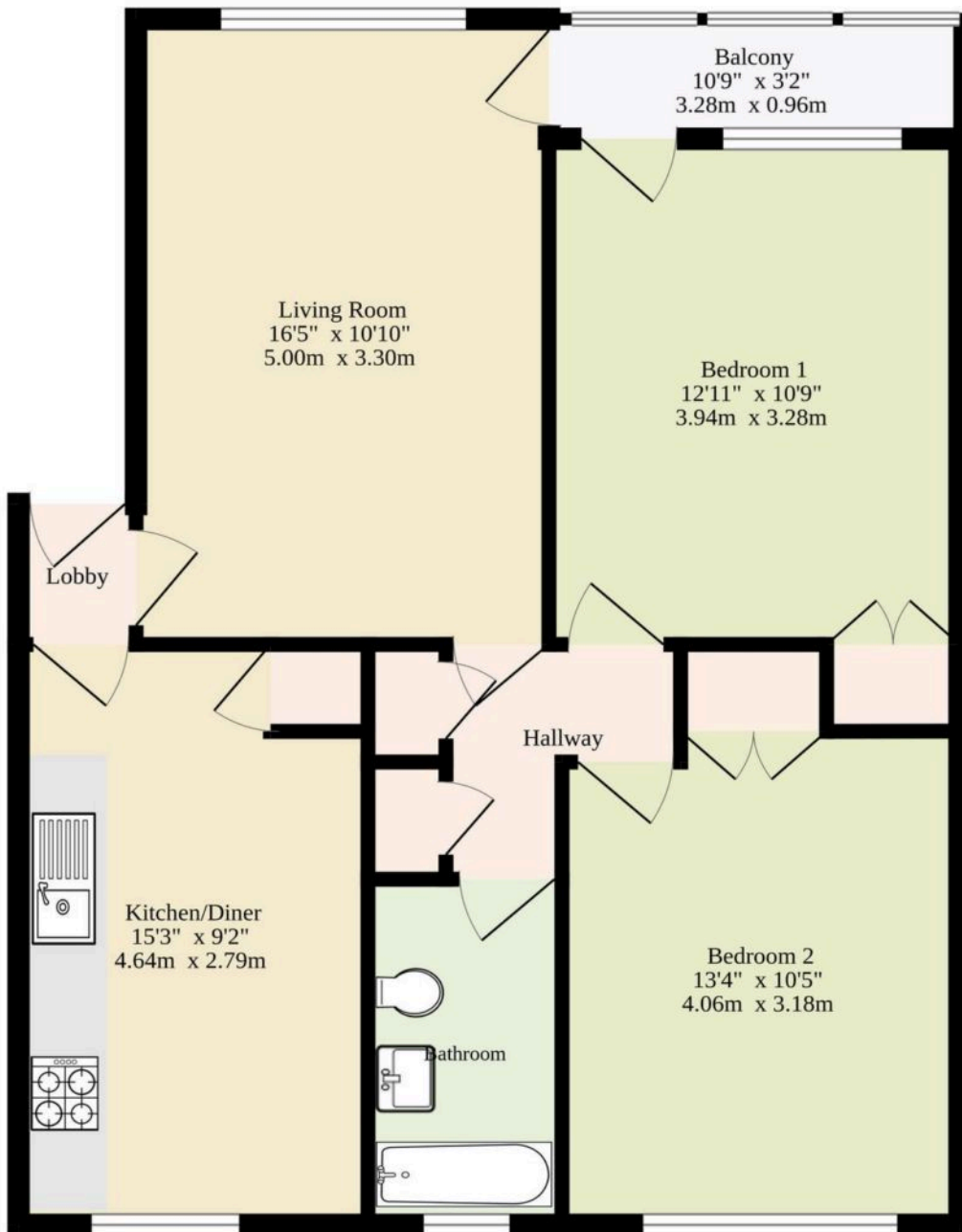
Tax Council Band - A

Council Tax band: A

Tenure: Leasehold



**Top Floor**  
**614 sq.ft. (57.0 sq.m.) approx.**



Sqft Doesn'T Include Lobby, Bathroom Or Hallway

**TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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