

## 5 Kirklees, Norwich

£150,000 Leasehold

Guide Price: £160,000\* Minors & Brady are pleased to present this stylish two bedroom apartment located on the outski...



Guide Price: £150,000-£160,000. Introducing this modern and well-presented two-bedroom apartment, ideally situated close to the city centre, the University of East Anglia, and Norfolk and Norwich University Hospital. Perfect for first-time buyers, the apartment offers two generously sized double bedrooms, a bright and spacious open plan lounge/diner, a contemporary fitted kitchen, and a modern family bathroom. With one allocated parking space, exterior storage, great transport links, and being ready to move in, this apartment provides both comfort and practicality in a highly sought-after location.

Location

Kirklees is a well-regarded residential area on the south-western side of Norwich. It's popular with families, professionals and students due to its close proximity to the University of East Anglia and the Norfolk and Norwich University Hospital. The area benefits from good public transport links and easy access to the A47 and A11, making travel in and out of the city



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## Location

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## Kirklees, Norwich

As you step into the apartment, you are greeted by a welcoming hallway that boasts two conveniently located storage cupboards, setting the tone for practicality and organisation throughout the property.

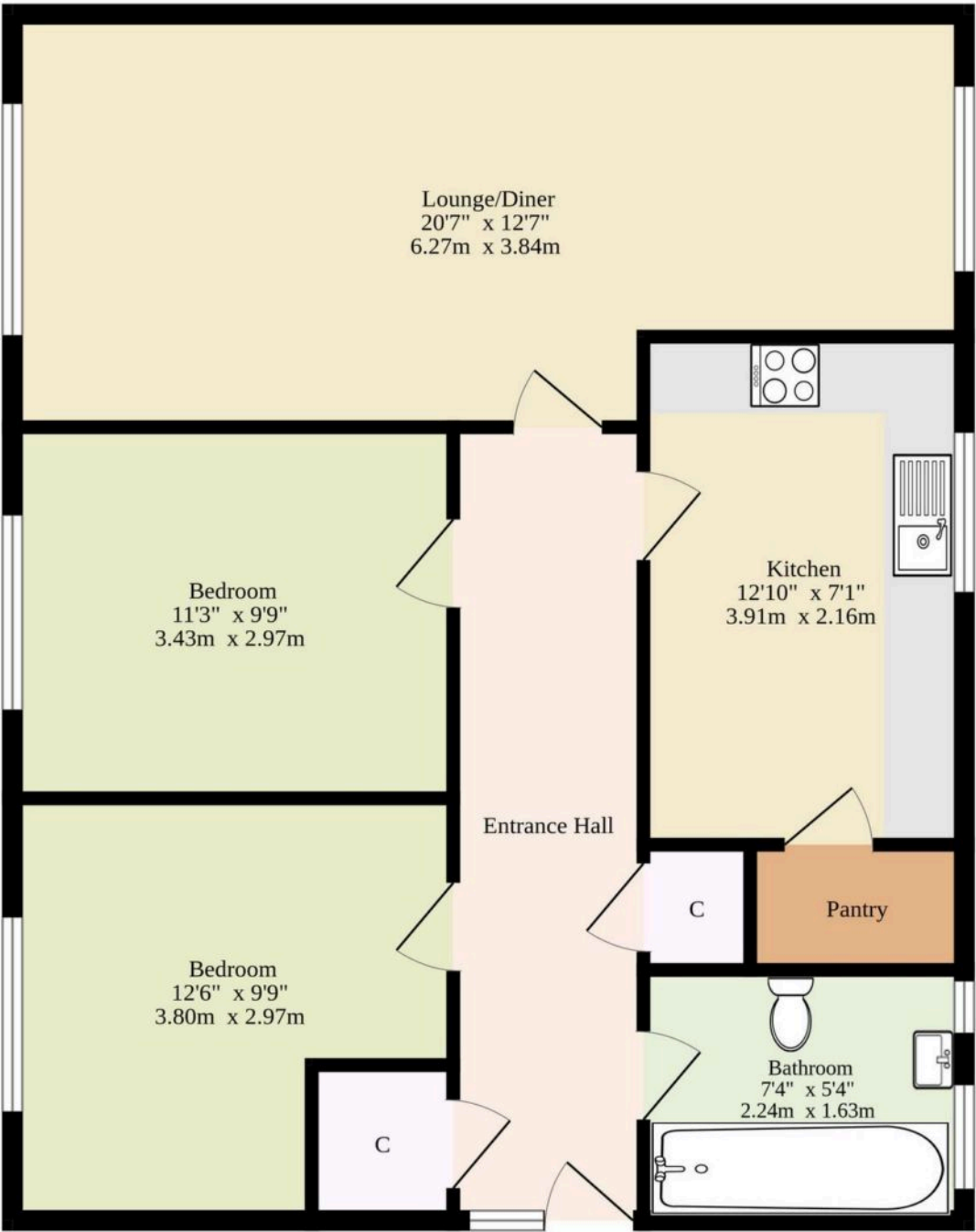
The spacious open plan lounge/diner is both bright and airy, featuring large windows that flood the room with natural light. The stylish wallpaper and carpet flooring adds a touch of elegance to the space, creating a warm and inviting atmosphere. The layout lends itself perfectly to relaxing at home or enjoying mealtimes with family and friends.

A contemporary fitted kitchen is a true highlight of the property, boasting sleek white cupboards, wood-effect countertops, built-in hob and oven with extractor fan, a convenient pantry, tiled backsplash, and plumbing for both a washing machine and dishwasher. This kitchen is functional and aesthetically pleasing, making meal preparation simple and enjoyable.

This apartment offers two generously sized double bedrooms, providing ample space for rest and relaxation. Each room is well-proportioned, allowing for flexible furniture arrangements and a comfortable living experience.



775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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