

17 Wilson Road, Norwich - NR1 1YP

£140,000 - £150,000 Leasehold

This beautifully renovated one-bedroom flat offers a high standard of living, with a spacious lounge/diner, a modern kitchen with white gloss cabinets, and a well-proportioned bedroom. The flat also includes a brand new bathroom with a bath and overhead shower, plenty of storage, new flooring, and is nicely decorated throughout. With an allocated parking space for added convenience, this property is shared with just one other apartment on the floor and features expertly maintained communal gardens. It presents a good investment opportunity, offering both comfort and practicality.

Location

Wilson Road, located in the Thorpe Hamlet area of Norwich, is in a prime spot for those seeking both convenience and access to local amenities. With easy transport links, it's well-connected to the city centre, offering a variety of shops, cafes, and restaurants within walking distance. The area is also close to green spaces, perfect for those who enjoy outdoor activities. Additionally, Thorpe Hamlet offers a sense of community, with its mix of residential properties and local businesses. Whether you're looking for a vibrant urban lifestyle or a peaceful retreat with easy access to city conveniences, Wilson Road in Thorpe Hamlet provides an excellent location.



Agents notes

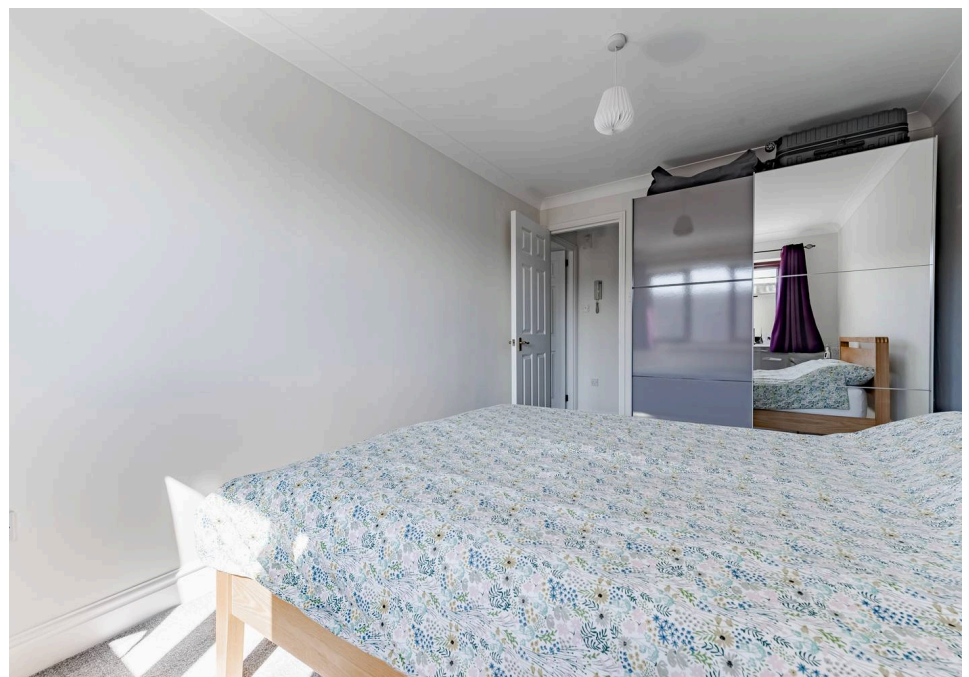
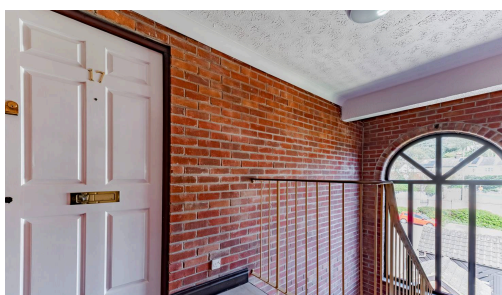
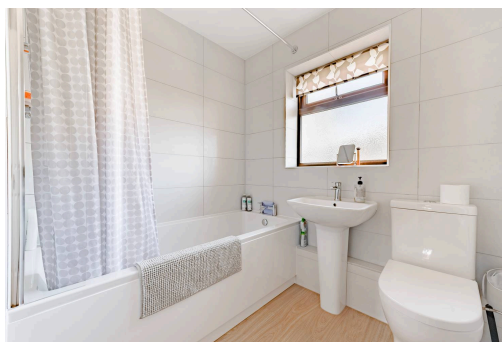
We understand that the property will be sold leasehold, connected to all mains services.

88 years left on the lease

Maintenance fee: £492, paid twice annually

Heating system- Gas Central Heating

Council Tax Band- A



Wilson Road, Norwich

From the moment you step into the entrance hall, you are greeted with convenience in the form of a storage cupboard and access to a private loft space, setting the tone for the thoughtful design found throughout this apartment.

Moving through the property, you will discover a bright and spacious lounge/diner, spanning over 16ft in length and offering a generous living space perfect for relaxing or entertaining guests. A storage cupboard in this area ensures that all your belongings can be neatly tucked away, maintaining the sleek and uncluttered aesthetic of the apartment.

The modern kitchen, fitted with stylish white gloss cabinets and ample counter space, provides a functional and contemporary setting for all cooking activities. Featuring plumbing for a washing machine and versatile space that can double as a breakfast bar, this kitchen is as practical as it is visually appealing.

The bedroom offers a peaceful space, with its spacious layout providing plenty of room for comfort and relaxation. Its generous size allows for flexible furniture arrangements to suit your needs and personal style.

Completing the interior of this flat is the brand new bathroom, featuring sleek tiled walls and a bath with an overhead shower attachment for your convenience. The contemporary design of the bathroom adds a touch of luxury to your daily routine.

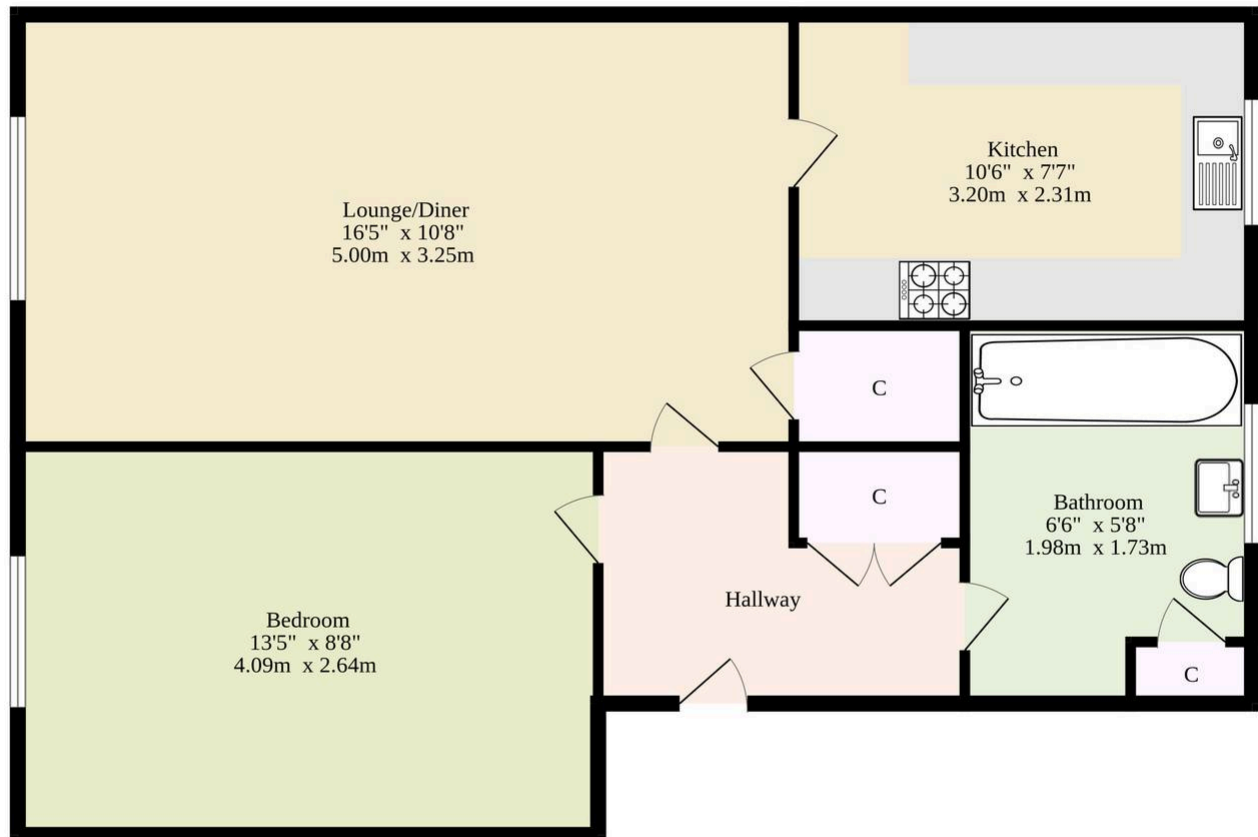
Throughout the property, double glazing ensures energy efficiency and sound insulation, while expertly maintained communal gardens provide a pleasant outdoor environment for relaxation and leisure.

The convenience of off-road parking is offered by an allocated parking space, providing peace of mind for your vehicle.

For those looking for an investment opportunity, our lettings team has provided an estimated rental value of £850 pcm. This would offer a yield ranging between 6.8% and 7.29%. For further information, please contact our sales or lettings teams.



474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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