



## Flat 39, Quintin Gurney House Keswick Hall, Keswick

£130,000 Leasehold

Set within the picturesque and secure grounds of Keswick Hall, this well-presented 2-bedroom apartment in Quintin Gurney House offers a rare opportunity to enjoy a peaceful lifestyle just moments from Norwich city centre. Perfectly suited to first-time buyers or astute investors, the property features a modern interior, access via a secure phone entry system, and enjoys a wealth of communal amenities including beautifully maintained gardens, a tennis court, and swimming pool. With excellent transport links, proximity to the University of East Anglia and Norfolk and Norwich University Hospital, and the charm of countryside surroundings, this residence truly offers the best of both worlds.



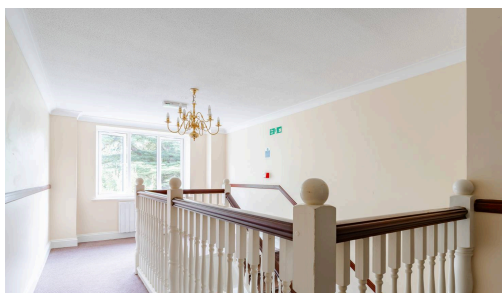
## Location

Nestled within the serene and historic grounds of Keswick Hall, Quintin Gurney House offers a unique blend of countryside charm and city convenience. Located in the sought-after NR4 postcode, this property enjoys a tranquil setting just minutes from the vibrant heart of Norwich. Surrounded by lush parkland and elegant architecture, the residence benefits from easy access to the University of East Anglia, Norfolk and Norwich University Hospital, and excellent transport links including the A47. Whether you're drawn to peaceful walks in the surrounding countryside or the cultural attractions of the city, this location offers the best of both worlds—perfect for professionals, academics, or anyone seeking a picturesque yet practical lifestyle.



## Quintin Gurney House

Upon entering, you are welcomed into the entrance hall, featuring a storage cupboard and carpeted flooring. The spacious lounge/diner benefits from a double glazed window to the front, an electric radiator, and carpeted flooring, complemented by an electric fire for added comfort.





The kitchen boasts a double glazed window, stainless steel sink, electric oven, hob, and ample storage space within its sleek wall base units. Both bedrooms offer a peaceful retreat with soft carpeting underfoot and plenty of natural light.

The bright bathroom features a bath with a shower overhead, a washbasin, W/C, and an electric radiator, ensuring modern convenience. Outside, residents can indulge in the communal garden, tennis court, and swimming pool, with residents' non-permit parking adding to the ease of living in this desirable location.

Situated in close proximity to hospitals and the bustling city centre, this property offers the perfect balance of tranquillity and urban accessibility. The secure phone entry system provides an added layer of safety and peace of mind for residents.

#### **Agents Notes**

We understand this property will be sold leasehold, with 123 years left on the lease.

Ground rent - £384 p/a

Connected to mains water, electricity and drainage.

Council Tax band: TBD

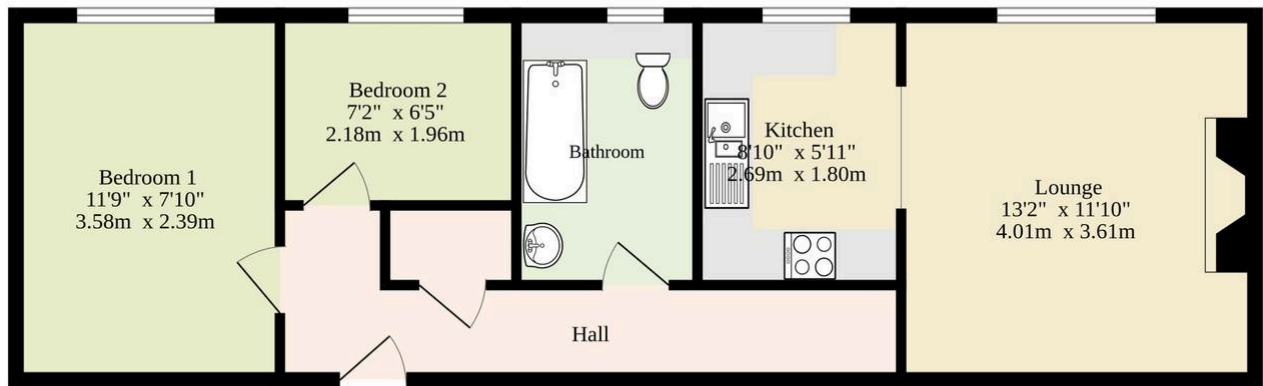
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**Ground Floor**  
**319 sq.ft. (29.6 sq.m.) approx.**



**TOTAL FLOOR AREA : 319 sq.ft. (29.6 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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