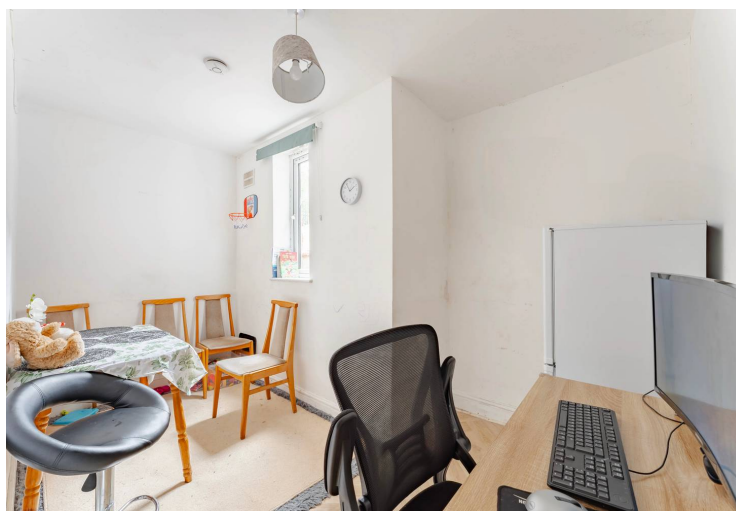
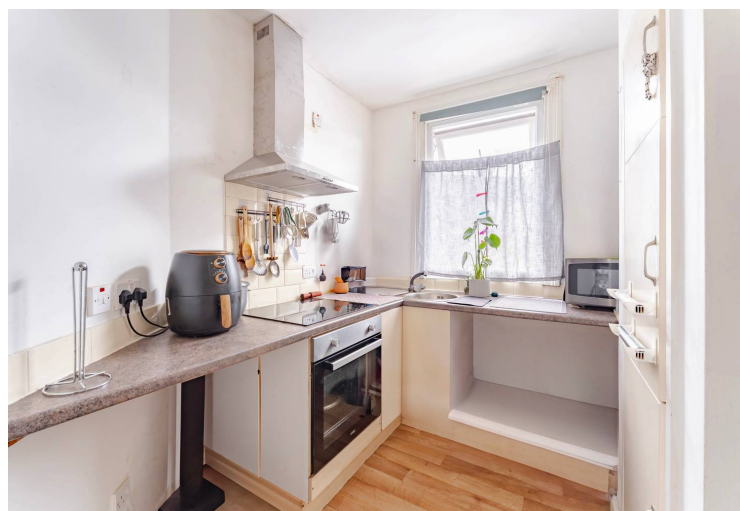




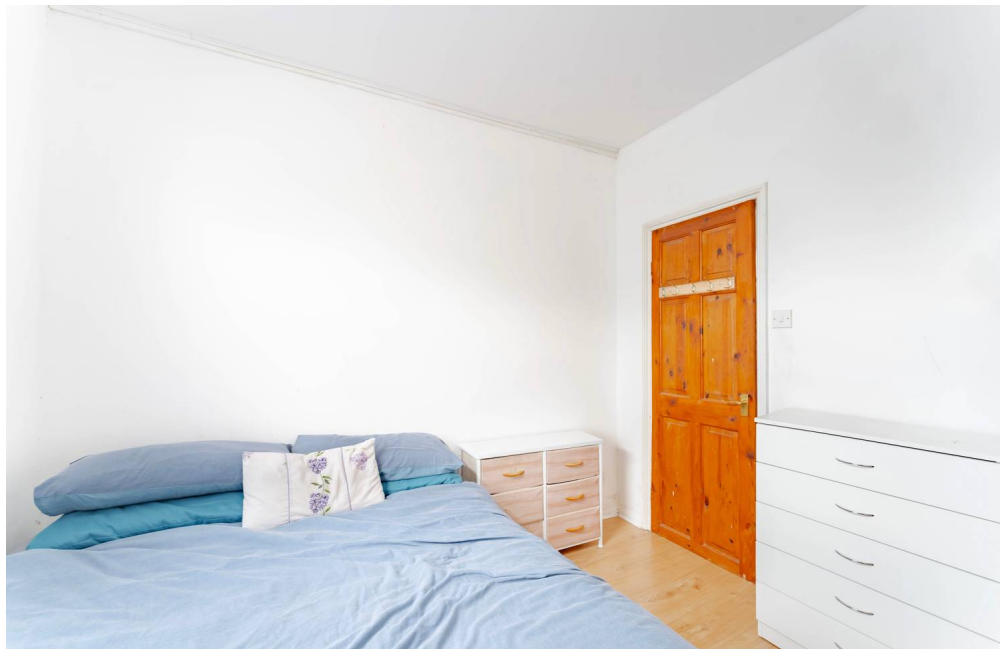
2d Spencer Street, Norwich

£100,000 Leasehold

Located in a popular residential pocket just north of Norwich city centre, this ground-floor apartment offers a smart opportunity for both investors and first-time buyers. Well-positioned within walking distance of the city's shops, cafes, and transport links, the property combines practical living with urban convenience. The area is known for its character properties and strong rental demand, making this a reliable option for buy-to-let investors. The appeal of this apartment is further enhanced by its ease of obtaining a mortgage and the attractive investor yield of over 8%, and it provides a low-maintenance, long-term addition to any property portfolio. Equally, for first-time buyers, it represents an affordable way to step onto the ladder in a well-connected and established part of the city.

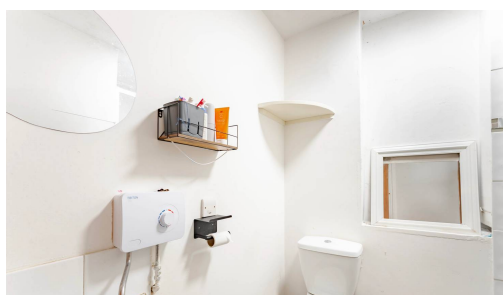
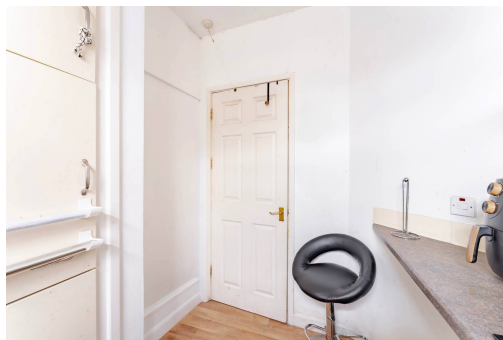
Location

Located at Spencer Street, Norwich, this property offers a blend of city convenience and suburban tranquillity. It is within walking distance of local amenities, including shops, cafes, and parks. The property benefits from transport links, with Norwich city centre and its cultural attractions, dining options, and shopping centres just a short drive or bus ride away. For families, there are well-regarded schools in the vicinity, making it an ideal location for all stages of life. The surrounding neighbourhood is known for its community spirit and green spaces, providing a friendly environment. This address combines the best of both worlds, offering a comfortable and convenient lifestyle in one of Norwich's most desirable areas.



Spencer Street

Inside, the apartment opens into a central hallway that links all the main rooms. The lounge is bright and comfortable, providing a relaxed space for everyday living or hosting. The separate kitchen is compact but functional, with space for appliances and a practical layout for daily use.



Recent upgrades include the installation of a new hob and vent, as well as new flooring throughout, adding a fresh and modern touch to the interior.

The double bedroom is well-proportioned and sits next to a modern shower room, creating a self-contained living space that's both simple and efficient. The layout promotes ease of movement throughout, making the most of the apartment's 279 sqft footprint.

A key feature is the communal roof terrace, a rare addition at this price point, offering outdoor space for fresh air or views across the area. On-street parking is also available nearby for added convenience.

With shops, restaurants, pubs and transport links all within easy reach, this apartment offers a smart step onto the property ladder or a ready-made addition to a rental portfolio.

Agents Note

We understand the property is being sold leasehold, connected to mains water, electricity, and drainage.

Council Tax band: A

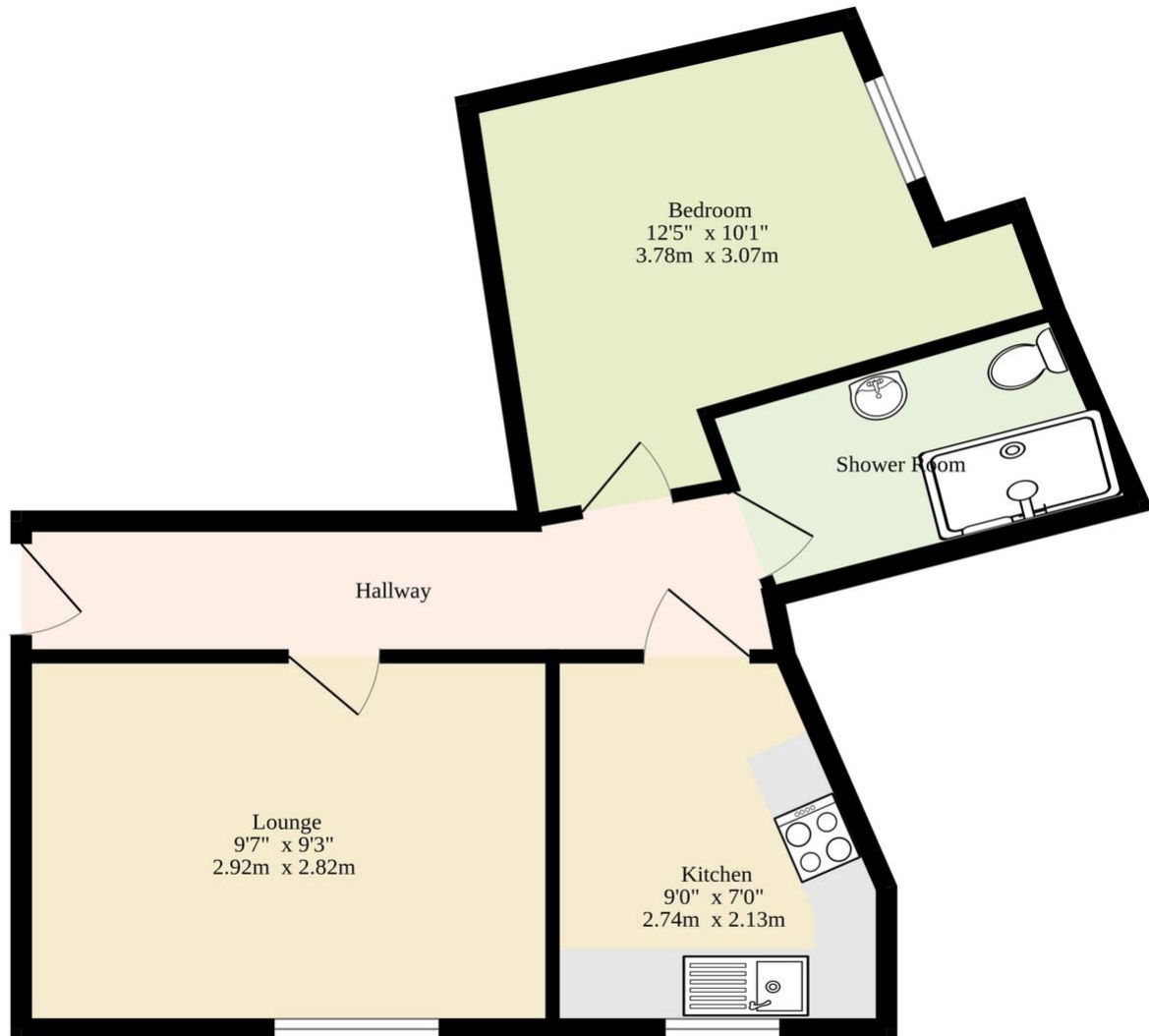
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor
279 sq.ft. (25.9 sq.m.) approx.



Sqft Excludes Hall And Shower Room

TOTAL FLOOR AREA : 279 sq.ft. (25.9 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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