



65 Suffolk Square, Norwich

Norwich



Minors & Brady

65 Suffolk Square

Norwich, Norwich

Set within the desirable Golden Triangle area of Norwich, this well-presented apartment spans two floors and offers both space and versatility. The accommodation includes three bedrooms, a generous lounge opening to a large private balcony, and a modern fitted kitchen with room for dining. A family bathroom is complemented by a separate WC, while ample storage is found throughout. The property also benefits from lift access to the first floor and free residential parking, all within a secure block. With local schools, nurseries, and amenities close at hand, along with regular bus services into the city centre, it represents an excellent choice for first-time buyers or investors, with a potential gross yield of around 9.45%.

Location

Suffolk Square enjoys a prime position in the sought-after Golden Triangle area of Norwich, known for its tree-lined streets, period homes, and lively community feel. A wealth of local amenities can be found within walking distance, including independent cafés, restaurants, pubs, and boutique shops, as well as convenient access to supermarkets and everyday services. The area is well served by schools and nurseries, making it a popular choice for families. Regular bus services provide easy links into Norwich city centre, where you will find a rich mix of cultural attractions, historic landmarks, and extensive shopping opportunities. For those who enjoy the outdoors, Eaton Park, Heigham Park, and the nearby Wensum riverside walks offer open green spaces to explore, while the city's train station connects directly to London and beyond.





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65 Suffolk Square

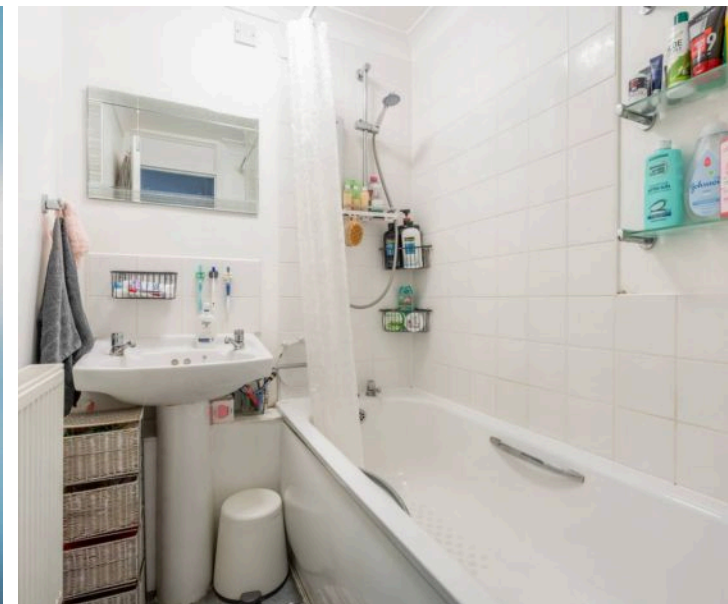
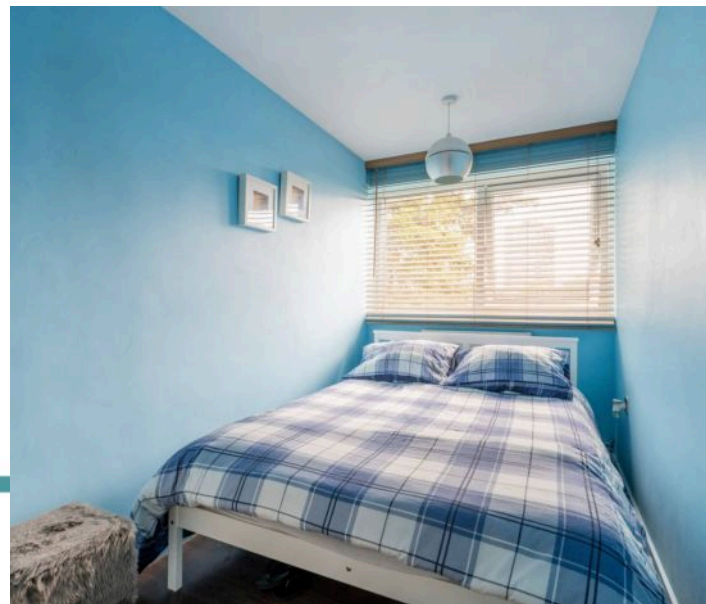
Norwich, Norwich

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Enter through the secure front door with handy fitted storage for coats and shoes, then step down to the lower floor where you will find a generous lounge. Here, natural light pours in through a wide bank of windows and a glazed door leading onto a large private balcony. The sense of space is enhanced by neutral décor and warm wood-effect flooring, creating a bright and inviting setting with plenty of room for both living and dining areas. A fitted storage cupboard adds to the practicality of this room.

From here, the layout continues into the kitchen, a bright and modern fitted space with a wide range of cabinets and ample work surfaces. Large windows run across one wall, drawing in daylight and framing views over the surroundings. The tiled flooring, neutral finishes and tiled splashbacks create a clean, contemporary look, while the generous layout provides space for everyday dining. There is plumbing for appliances such as a washing machine and dishwasher, with plenty of room for additional storage.

The hallway also offers further storage cupboards along with access to a versatile first bedroom that could serve as a study, guest room or snug, finished with wood-effect flooring.



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Heading upstairs, the landing presents another useful storage cupboard before leading to two further bedrooms. The principal bedroom is a generous double, filled with natural light, while the second is a smaller yet versatile space, both featuring the same wood-effect flooring. The family bathroom is styled in a simple white scheme, fitted with a bath and overhead shower, tiled surrounds, and a pedestal wash basin with wall-mounted mirror. A separate WC adds further convenience.

Outside, residents benefit from free parking, and the secure block adds peace of mind. Additionally, the property enjoys double glazing and lift access to the first floor.

For those looking for an investment opportunity, our lettings team has provided an estimated rental value of £1300 pcm. This would offer a yield of around 9.45%. For further information, please contact our sales or lettings teams.

Agents notes

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

Heating System- Gas Central Heating

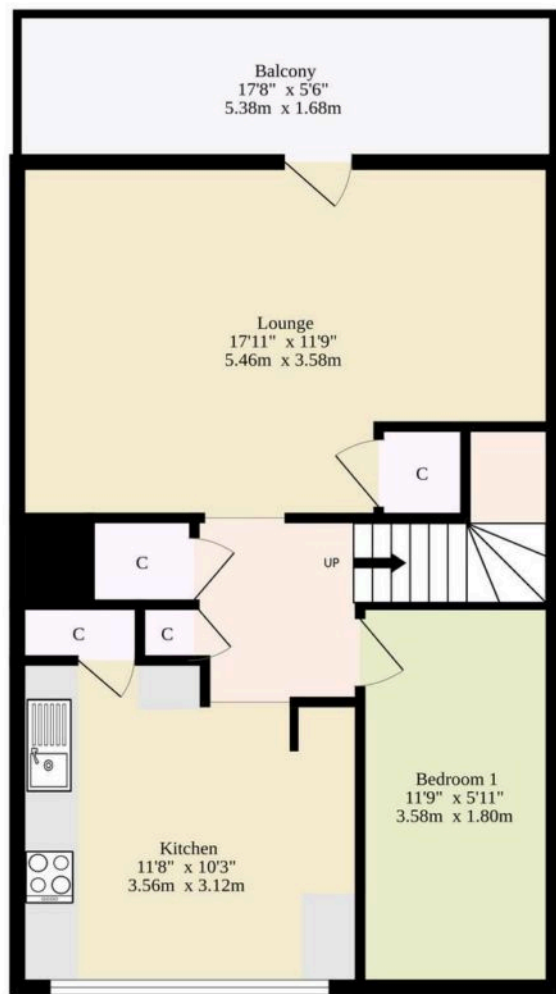
Council Tax Band- A

88 years remaining on the lease

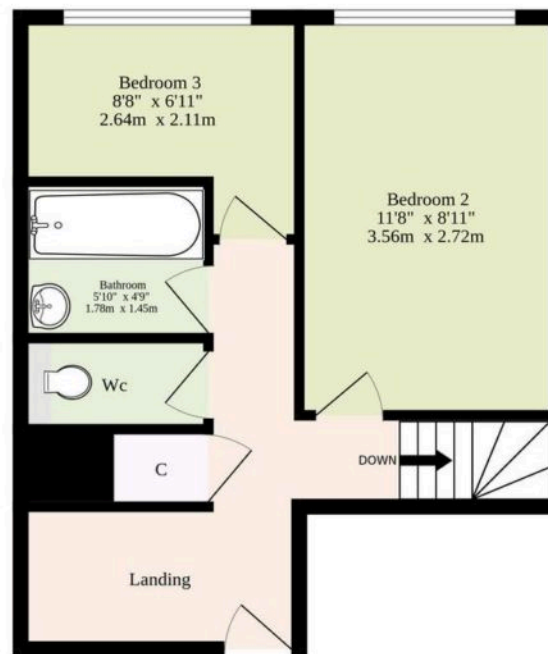
Ground rent and maintenance charges of £42 per month



537 sq.ft. (49.9 sq.m.) approx.



247 sq.ft. (22.9 sq.m.) approx.



Sqft Includes Balcony

TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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