



38 Beechbank, Norwich

Norwich



Minors & Brady



## 38 Beechbank

Norwich, Norwich

Well presented and offered with no onward chain, this second-floor one-bedroom flat is positioned just off Unthank Road within the Golden Triangle and enjoys a secure private road setting. The property features a bright lounge with direct access onto a west-facing balcony, taking in open views across trees and surrounding rooftops, along with a fitted kitchen and a comfortable double bedroom with built-in storage. Further benefits include access to well-kept communal gardens and a garage, providing secure parking or useful storage in a highly convenient city location. Ideal for first-time buyers, investors or those seeking a low-maintenance pied a terre close to city amenities.

### Location

Beechbank sits within a well-regarded residential pocket of Norwich, positioned close to the city centre while retaining a quieter, established feel. The area offers straightforward access to a range of local amenities, including shops, cafés and everyday services, along with nearby green spaces that provide opportunities for walking and outdoor leisure. Regular bus routes and convenient road links make travel around the city and further afield easy, while the University of East Anglia, the Norfolk and Norwich University Hospital and the city's historic centre are all within comfortable reach. Well-regarded schools are located nearby, making the area appealing to a wide range of buyers. Residents also benefit from easy access to recreational facilities, independent eateries and cultural attractions found throughout this part of the city.

M&B







M&B



## 38 Beechbank

Norwich, Norwich

### Beechbank, Norwich

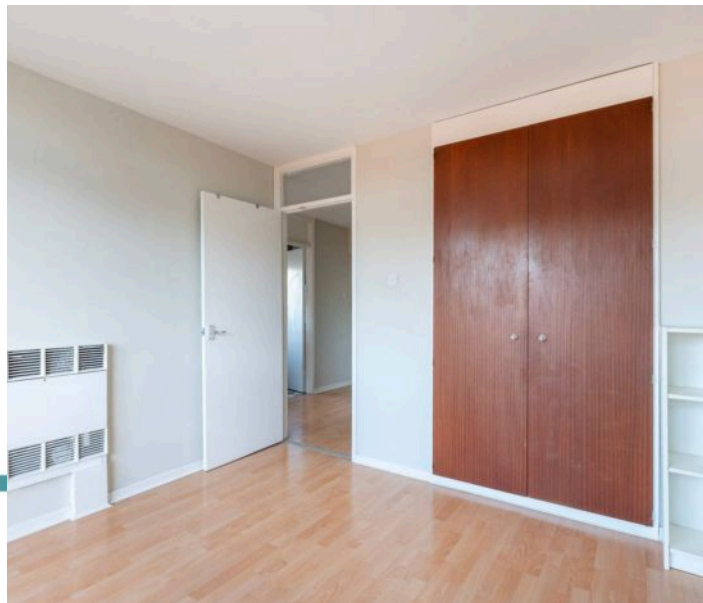
The flat is accessed via a well-kept communal entrance with stairs rising to the second floor, opening into a private entrance hall that provides access to all rooms and sets out a clear, practical layout.

The lounge is positioned at the front of the building and enjoys generous natural light through a wide glazed window and glazed door that open directly onto the west-facing balcony. The room is finished with laminate flooring and is served by the communal heating system, offering a clean and adaptable living space. The balcony sits at an elevated level and looks across rooftops and mature trees, creating an open outlook while maintaining privacy.

Open to the lounge, the kitchen is neatly arranged in a practical U-shaped layout and fitted with gloss fronted wall and base units set beneath dark work surfaces. Integrated fittings include an electric oven, electric hob and stainless steel extractor hood, along with an inset stainless steel sink and drainer. Tiled splashbacks run along the worktops, and a side-facing window brings in additional daylight. There is space and plumbing for a washing machine, along with space for a fridge freezer, both positioned neatly beneath the counter.

The bedroom is a comfortable double, finished with laminate flooring and featuring a large glazed window that mirrors the light and outlook of the living space. A built-in wardrobe provides integrated storage, and the room is also served by the communal heating system.

M&B





## 38 Beechbank

Norwich, Norwich

The bathroom is fitted with a white suite comprising a bath with an electric shower over, a pedestal basin and a WC. The walls are finished with full-height tiling around the bath area, with vinyl flooring underfoot, creating a straightforward and easy-to-maintain space.

Externally, the flat benefits from its own private balcony along with access to well-maintained communal gardens. A garage is included, providing either secure parking or additional storage, supported by communal parking within the development.

### Agents notes

Sold as a leasehold property with a share of the freehold

Approximately 953 years remaining on the lease

Connected to all main services

Ground rent- peppercorn

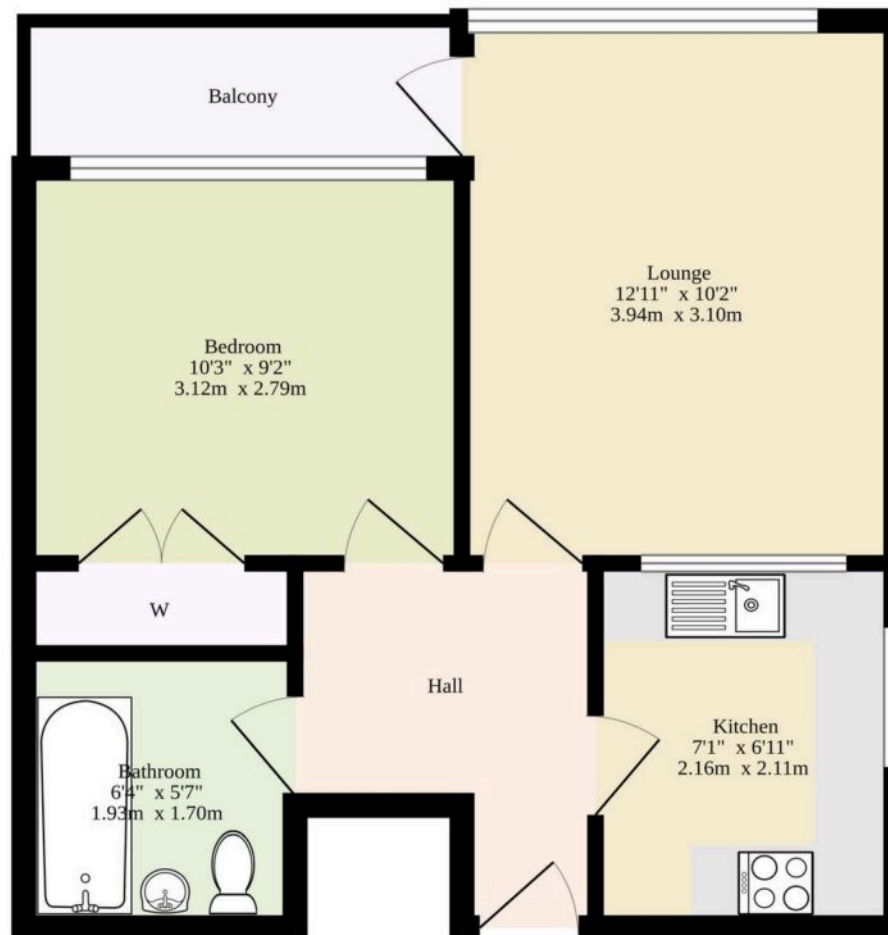
Maintenance fee of £1,800 per annum, including communal gas central heating and water

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

M&B



401 sq.ft. (37.3 sq.m.) approx.



Sqft Includes Balcony

TOTAL FLOOR AREA : 401 sq.ft. (37.3 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.  
Made with Metropix 62025



# 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](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)