



**22 Uplands Court Upton Road, Norwich, NR4 7PH**

**Guide Price £180,000**

- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER GOLDEN TRIANGLE AREA
- GROUND FLOOR APARTMENT
- OFF ROAD PARKING
- EASY ACCESS TO CITY CENTRE



# 22 Uplands Court Upton Road, Norwich NR4 7PH

**\*NO ONWARD CHAIN\*** Situated in the highly sought-after GOLDEN TRIANGLE area of Norwich, this well presented TWO BEDROOM ground floor apartment offers OFF ROAD PARKING, a GARDEN and practical accommodation.



Council Tax Band: B



## DESCRIPTION

The property benefits from its own private entrance with a driveway to the front and a delightful rear garden. Internally, the apartment features a porch leading to the spacious living room, kitchen, two double bedrooms, a bathroom and separate cloakroom. The property is perfectly positioned within the sought after Golden Triangle area with easy access to amenities and the City Centre.

## ENTRANCE PORCH

uPVC door to front entrance, carpet flooring, door to:-

## LIVING ROOM

Double glazed window to front aspect, carpet flooring, radiator, door to:-

## KITCHEN

Double glazed window to rear aspect, wall and base units with space for electric double oven with four ring hob and cooker hood over, space and plumbing for a washing machine, free standing fridge/freezer, stainless steel sink and drainer, vinyl flooring.

## HALLWAY

Two built in storage cupboards, carpet flooring, doors to:-

## BATHROOM

Double glazed window with obscured glass to the rear aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower head attachment, wash hand basin, radiator, extractor fan, vinyl flooring.

## CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, radiator, carpet.

## BEDROOM ONE

Double glazed window to rear aspect, double glazed door to rear garden, carpet, radiator.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## EXTERNAL

To the front of the property is an allocated off road parking space and a communal car park with a further allocated space. The rear garden is enclosed and laid to lawn.

## AGENTS NOTES

This property is Leasehold with a share of the Freehold.

Years remaining on lease: 990

Maintenance charge: £814

Mains drainage, electricity, gas and water connected.

Council tax band: B

## LOCATION

Uplands Court is located within a sought after residential area in Norwich, the area is well served by a range of local amenities, including shops, cafés, and supermarkets. Nearby are several highly regarded schools and beautiful green spaces such as Eaton Park. The location is within walking distance to the City Centre, with excellent transport links. The train station is 3 miles away with routes to the coast and to London, and the location further benefits from easy access to major routes such as the A47 and A11.



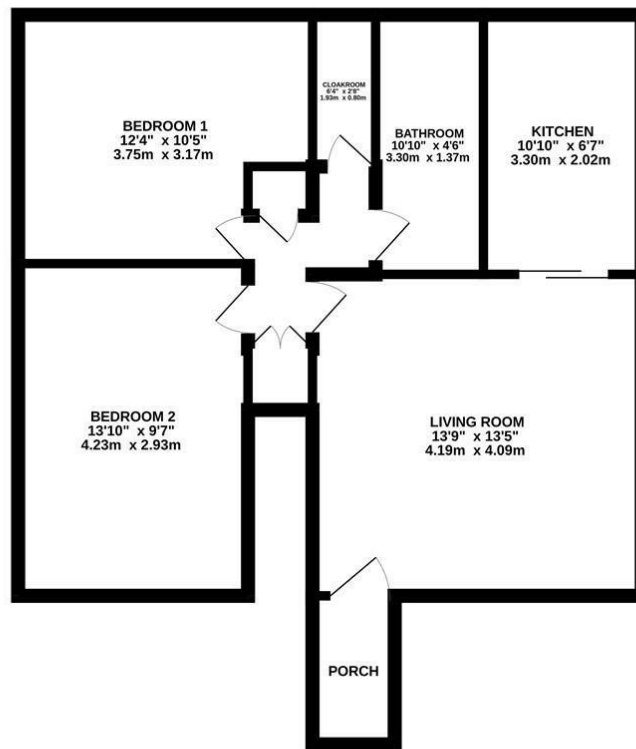
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643sq.ft. (59.7 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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