



7 Great Eastern Court

Lower Clarence Road, Norwich, Norfolk, NR1 1EQ

BROWN & CO



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A two-bedroom apartment within striking distance to Norwich train station and the city centre.

Guide £170,000 - £175,000



DESCRIPTION

No. 7 Great Eastern Court comprises a superb two-bedroom apartment situated in a popular location close to Norwich train station and the city centre. The apartment enjoys spacious accommodation with an open plan feel in the kitchen and sitting room.

The apartment is located on the second floor accessed via the front door into the entrance hall which serves a useful storage cupboard, two double bedrooms, family bathroom and the sitting room. The kitchen enjoys an integrated electric hob, electric oven and grill and there is space for a washing machine and fridge freezer.

The communal areas are well maintained and benefit from a bike store for the apartments and there is an allocated parking space.

Tenure – Leasehold

Lease length – 107 years remaining.

Service charges - Circa £1,206 for 2025.

Ground rent - £115 per annum. Ground rent review date – 01/01/2030 and every 25 years thereafter.

Services – Mains water, mains drainage, mains electricity.

Local authority – Norwich City Council.

Council tax band – B

LOCATION

Located to the east of Norwich within walking distance to the railway station and Riverside development offering a selection of restaurants, bars, cinema, bowling and gym, Norwich City Football Club and Norwich City centre itself.

DIRECTIONS

Proceed out of Norwich on Thorpe Road and turn right into Lower Clarence Road. Take the immediate right turn into Great Eastern Court.

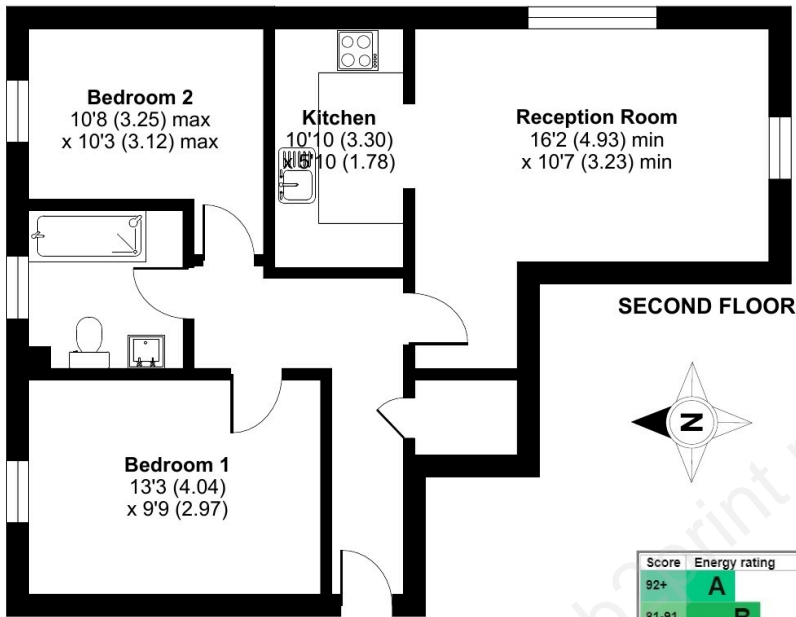
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Great Eastern Court, Lower Clarence Road, Norwich, NR1

Approximate Area = 656 sq ft / 61 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1236988

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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