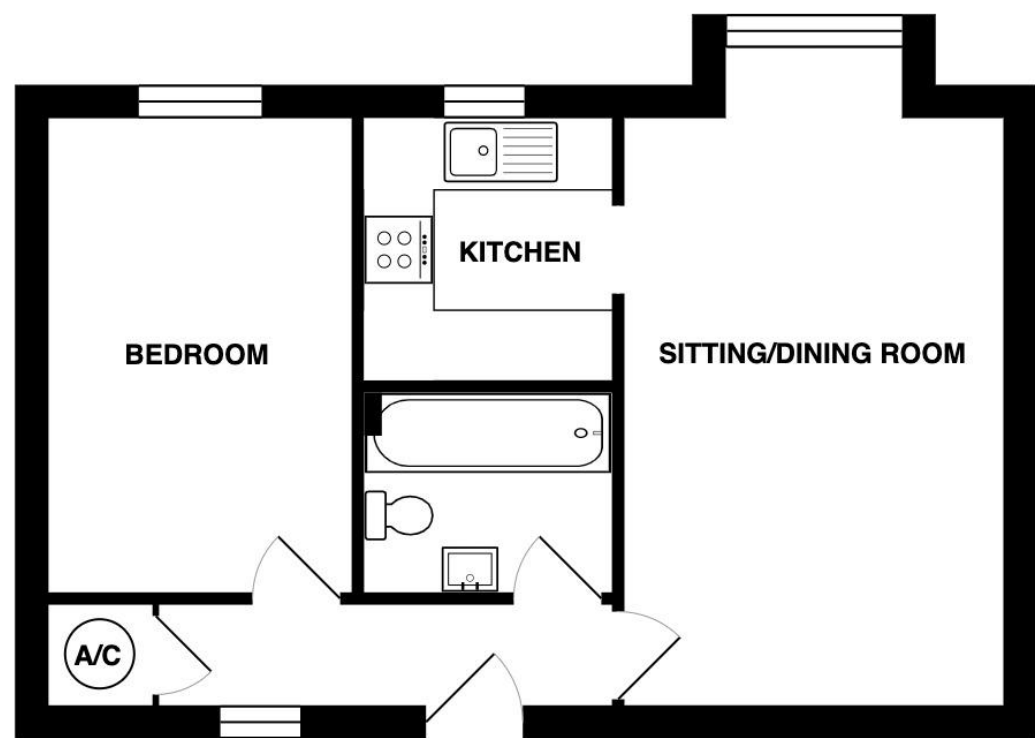


Floor Plan



Total Area: 43.2 m² ... 465 ft²  
All measurements are approximate and for display purposes only

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**87 Glendenning Road,  
Norwich, NR1 1YN.**

A one bedroom top floor city apartment with allocated parking space, situated within easy reach of the city centre and Norwich Rail Station

- City Centre location ● Easy access to rail station ● Nearby riverside walks
- Communal gardens ● Allocated parking space
- Living room with west facing walk-in bay ● Kitchen with integrated oven hob and fridge
- Built-in airing cupboard ● Double glazing ● Gas central heating ● (Ref: IH24349)

home for sale

Guide Price  
**£127,500**  
Leasehold

Viewing strictly by  
prior arrangement  
with the agents

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**Location**

Glendenning Road forms part of the sought-after Thorpe Park development, conveniently located just east of Norwich city centre. This popular area appeals to buyers seeking easy access to the city, Norwich rail station, and pleasant riverside walks to the pubs and green spaces of Thorpe Green-all within sensible walking distance.

Norwich is a historic city renowned for its stunning Castle and Cathedral, and is consistently ranked among the UK's top shopping destinations. It offers an eclectic mix of independent boutiques in The Lanes, a bustling daily market, and two indoor shopping centres. The city also boasts a lively food and drink scene, along with a great choice of theatres and cinemas, making it a fantastic place to live and explore.

**Description**

This bright and airy top-floor apartment (2nd floor) enjoys a westerly aspect from its bay windows in the kitchen, living room, and bedroom-perfect for capturing the afternoon and evening sun.

The well-planned accommodation includes a spacious entrance hall with an east-facing window and a built-in airing cupboard. Off the hall, you'll find a generous double bedroom, a modern bathroom, and a comfortable living/dining room featuring a walk-in bay window. The living area leads seamlessly into a contemporary, well-organised fitted kitchen.

Additional benefits include gas central heating, uPVC double glazing throughout, well-maintained communal gardens, and an allocated, clearly labelled parking space.

**Entrance Hall**

12' 11" x 2' 10" (3.94m x 0.86m) Radiator, fitted carpet, uPVC sealed unit double glazed window, built-in airing cupboard.

**Living/Dining Room**

18' 8" into bay x 10' 10" (5.69m x 3.3m) Radiator, fitted carpet, walk-in uPVC sealed unit double glazed bay window, coved ceiling, doorway to:

**Kitchen**

7' 5" x 7' 1" (2.26m x 2.16m) Stainless steel single drainer sink unit inset to laminate roll edge worktop, fitted laminate front fitted units comprising base units and wall mounted cupboards, tiled splashbacks, built-in steel finish electric oven, 4 ring ceramic hob, plumbing for automatic washing machine, integrated fridge, wall mounted gas fired boiler, coved ceiling, uPVC sealed unit double glazed window.

**Double Bedroom**

13' 6" x 8' 8" (4.11m x 2.64m) Radiator, fitted carpet, uPVC sealed unit double glazed window, coved ceiling.

**Bathroom**

7' 2" x 5' 7" (2.18m x 1.7m) White 3 piece suite comprising panelled bath with tiled surround and electric shower above, low level wc, hand basin with cabinet beneath, coved celing, extractor fan.

**Outside**

Attractive communal gardens. Allocated parking space for 1 car.

**Tenure**

Leasehold  
Term: 125 years from 24 June 1988 (88 years remaining)  
Ground Rent Nil  
Maintenance/Service Charge £1008pa (correct as at April 2025)

**Local Authority/Council Tax**

Norwich City Council  
Council Tax Band B

**EPC Rating**

The Energy Rating for this property is C. A full Energy Performance Certificate available on request.

**Leasehold Properties**

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

**We Are Here To Help**

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

**Directions**

Leave Norwich city centre travelling east along Prince of Wales Road and at the traffic lights with the Railway Station continue straight onto Thorpe Road. Proceed along Thorpe Road passing Busseys Service Centre on the right hand side and the traffic lights continue straight on Thorpe Road. At the next set of traffic lights, enter the right hand lane and turn right, then turn left onto Wilson Road. At the end of Wilson Road turn right onto Scott Road. Proceed to the end of Scott Road wher e Glendenning Road will be seen on the right hand side. The apartment block is accessed by foot just near the car park. Parking space is located at photo.appear.hero (What3Words)

