

Ben Allman  
Estate & Letting Agents



## 3 Throckmorton Yard

, Norwich, NR3 1PJ

Offers in excess of £120,000





Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Purpose Built Apartment Block - 1998
- No Onward Chain
- Rustic Feel Throughout With Oak Flooring And Bespoke Kitchen
- First Floor
- Free Permit Parking For Residents And Guests
- A Huge Selection Of Local Amenities On Your Doorstep
- Lease Length 98 Years
- Ground Rent £10 Per Annum
- Service Charge £353 Per Quarter - This Includes Buildings Insurance, Hot Water And Maintenance Of The Communal Grounds
- EPC Rating - Awaited



A Characterful One-Bedroom Apartment in the Heart of the City | No Onward Chain

Brimming with personality and natural charm, this unique first-floor one-bedroom apartment offers a stylish and creative space in a vibrant city location. With beautifully stripped-back oak flooring running through most of the home, it strikes the perfect balance between warmth, simplicity, and modern living.

The open-plan layout blends the sitting room and kitchen into a sociable, light-filled living area, with bespoke oak worktops and cabinetry adding a handcrafted, rustic feel that's both functional and full of character. The bedroom is a comfortable double, while the bathroom provides everything needed in a neat, well-appointed space.

Residents enjoy the convenience of a private car park with free permit parking available for both homeowners and guests — a rare and valuable feature in this part of the city.

Tucked just off Anglia Square, you're perfectly placed to make the most of Norwich's thriving café culture and independent shops, with the historic city centre just a ten-minute walk away. Offered with no onward chain, this is a fantastic opportunity for first-time buyers, investors, or anyone looking for a stylish pied-à-terre in the heart of Norwich.



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