



26 Raleigh Court Rouen Road, Norwich
Norwich

Minors & Brady

26 Raleigh Court Rouen Road

Norwich, Norwich

Situated in an exceptional city centre position, this top-floor apartment is located within a well-maintained residential development on Rouen Road, just moments from Norwich city centre and adjacent to the recently refurbished Norwich Castle. Enjoying a quiet and elevated setting, the property benefits from open views in three directions across the city skyline, creating a sense of space and privacy rarely found so close to the heart of Norwich. The apartment is well-suited to first-time buyers seeking a central home, as well as investors looking for a ready-made letting opportunity.

Location

Raleigh Court is positioned along Rouen Road in a highly convenient part of Norwich city centre, offering immediate access to a wide range of amenities and attractions. The property sits just a short walk from Norwich railway station, Riverside retail and leisure complex, and the historic city centre, where an excellent choice of shops, restaurants, cafés, and cultural venues can be found. Norwich Castle, the market place, and the cathedral quarter are all close by, providing a strong sense of character alongside everyday convenience.

The area is well served by public transport and road links, making travel across the city and beyond straightforward, while riverside walks and green spaces offer an easy escape from city life without leaving the centre.



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Raleigh Court

The accommodation is arranged around a central hallway, providing access to all rooms. A generous lounge and dining area forms the main living space, offering excellent natural light and ample room for both seating and dining furniture, making it ideal for everyday living or entertaining. The separate fitted kitchen is positioned just off the hallway and provides a practical layout for daily use.

The bedroom is a comfortable double, with space for freestanding furniture, while the bathroom is neatly arranged and accessed from the hallway. The overall layout is straightforward and functional, appealing to both owner occupiers and tenants alike.

Externally, residents benefit from a well kept communal entrance hallway with secure door entry, along with gated car parking. The apartment's location places it within easy walking distance of shops, cafés, restaurants, transport links, and cultural attractions, making it particularly attractive for city based living. All furniture can be included by separate negotiation, offering the potential for an instant let if required.

Agents Notes

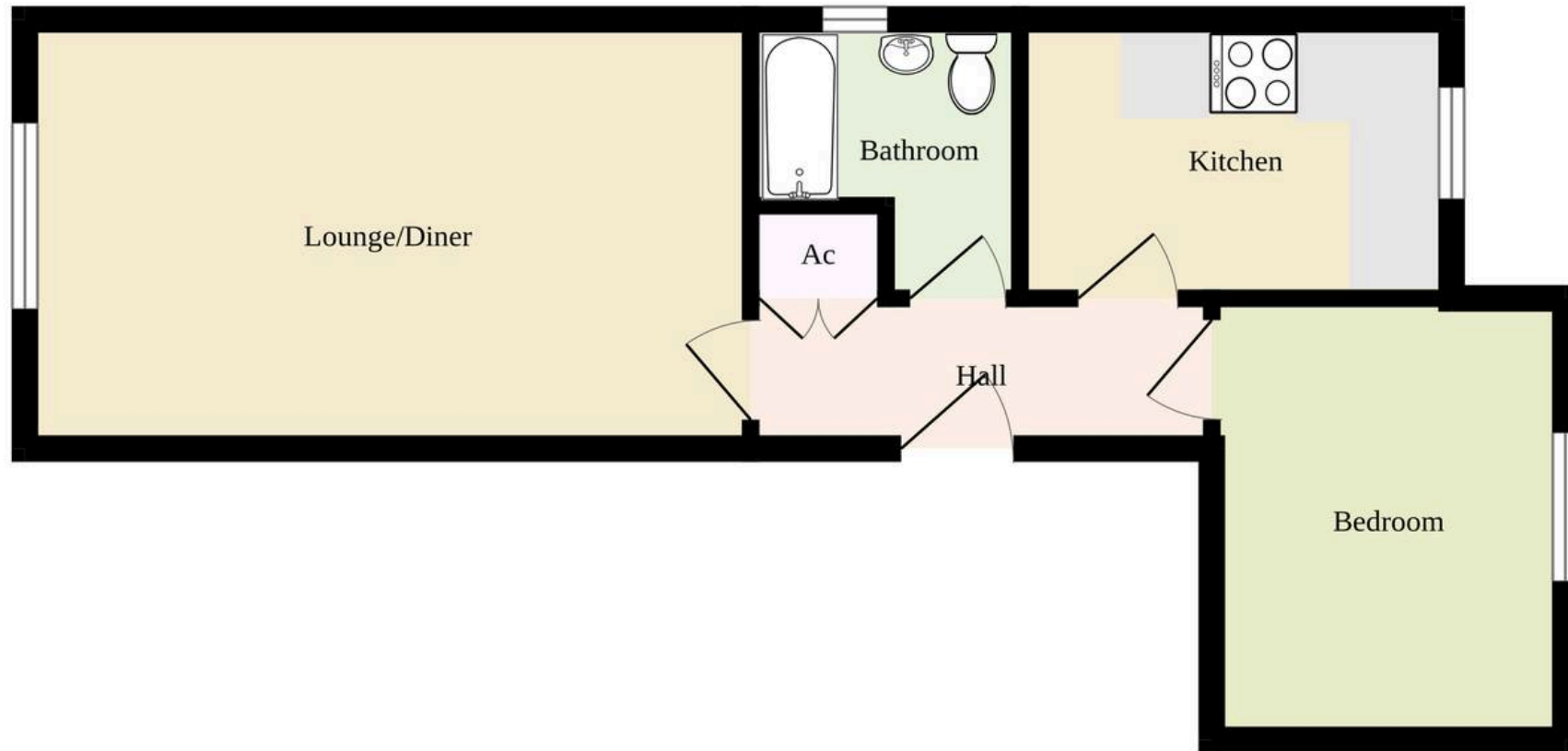
We understand this property will be sold leasehold, with a maintenance fee of £1195 per annum.

Council tax band - A



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First Floor



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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Minors & Brady

Your home, our market

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