



**Mandells Court, Norwich, NR3 1AY**

**welcome to**

**Mandells Court, Norwich**

Charming city centre maisonette offering excellent transport links. Features a kitchenette with appliances, spacious open-plan living, ample storage, and a split-level bedroom. With a short walk from shops, restaurants, and bars.



## Description

Nestled in the heart of the city centre, this delightful maisonette apartment is ideal for any working professional seeking excellent transport links and convenient access to a range of amenities.

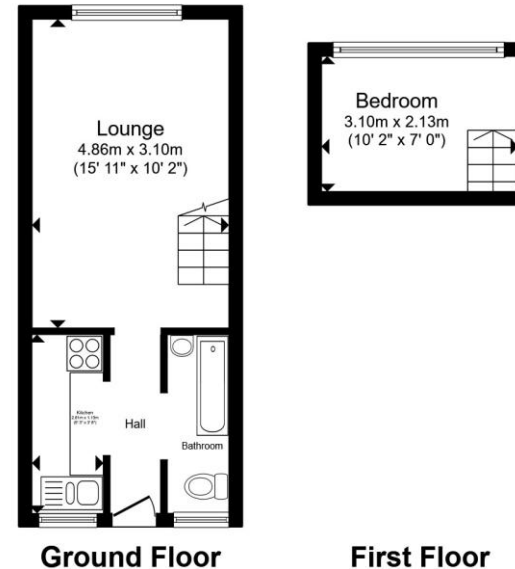
The property boasts a well-equipped kitchenette complete with all essential appliances, perfect for preparing home-cooked meals. The spacious open-plan living area offers comfortable living with plenty of natural light and ample storage solutions throughout. The unique split-level bedroom provides a cozy retreat, maximising the use of available space.

Situated in a prime city centre location, residents will benefit from being mere moments' walk from an extensive selection of shops, restaurants, and bars to suit all tastes and preferences.

Transport connections are exceptional, with the railway station serving London Liverpool Street and Norwich bus station both within easy walking distance—making this property ideal for commuters.

## Agent's Note

The term of the lease is 125 years from 01/09/1979 date, which means there are currently 78 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



Total floor area 30.7 m<sup>2</sup> (330 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Mandells Court, Norwich

- City centre location
- Kitchenette with all appliances
- Spacious open-plan living
- Short walk from shops, restaurants, and bars
- Excellent transport links
- Close to Norwich bus station

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 290.00

Ground Rent: 1320.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144411 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)