ARLINGTON PARK







46 Blazer Court Northumberland Street

, Norwich, NR2 4BB

£165,000

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Stylish two-bedroom duplex apartment situated within a sought-after converted factory building just a short walk from Norwich city centre. This second-floor residence combines industrial charm with modern convenience, featuring impressive high ceilings, a mezzanine master suite, and an allocated parking space



- No Onward Chain
- Two double bedrooms across two floors
- Impressive high ceilings and large windows
- Allocated off-street parking + storage
- Modern bathroom
- Converted factory duplex apartment
- Spacious mezzanine-style master bedroom
- Bright open-plan living and kitchen area
- Lift and stair access within the building

LAYOUT AND STYLE
This exceptional duplex apartment is located within the popular Blazer Court development, a characterful factory conversion on Northumberland Street. The property is accessed via a secure communal entrance with an intercom system and offers both lift and stair access to the second floor of the main building. The ground of the duplex comprises a central entrance hall that provides access to the main bathroom, a bedroom, and the primary living space.

LIVING SPACE AND KITCHEN
The heart of the home is a vast open-plan lounge and kitchen area, measuring approximately 7.1m x 3.2m. This room is defined by its soaring ceiling and large sealed-unit double-glazed windows that flood the interior with natural light. The space is finished with laminate flooring and contemporary decor. The kitchen area is thoughtfully arranged with fitted units, an integrated ceramic hob, and an oven.

BEDROOMS AND BATHROOM
The ground-floor double bedroom (2.9m x 2.5m) features large windows and laminate flooring. A staircase from the hallway leads to the expansive mezzanine master bedroom on the upper level (5.7m x 3.75m). This impressive space overlooks the living area below and is features two large skylights. The modern bathroom serves the apartment with a clean three-piece suite, including a shower over the bath and a heated towel rail.

ADDITIONAL FEATURES
Practicality is a key focus, with a large internal storage cupboard on the main floor and an additional basement storage unit perfect for bikes. The property is efficiently heated via an electric heating system and includes one allocated parking space within the well kept grounds of the development.

LOCAL AREA AND FACILITIES
The property is ideally positioned in the heart of the NR2 district, roughly a 10-minute walk from the vibrant Norwich city centre. Residents are perfectly placed to enjoy local amenities including the historic Norwich Market, award-winning independent shops on the Lanes, and a variety of artisan coffee houses and restaurants. For leisure, the River Wensum is situated at the end of the road, offering quiet paths for walking and cycling that lead toward Wensum Park and Waterloo Park.

TRANSPORT AND SCHOOLING
Excellent transport links are provided by nearby bus services connecting to the University of East Anglia and Norwich Research Park. Norwich Train Station is approximately 2.6 km away, providing direct services to London Liverpool Street in under two hours. Local schooling options are well-regarded, with Angel Road Infant and Junior schools and Wensum Junior School all located within roughly 1.3 km of the property.

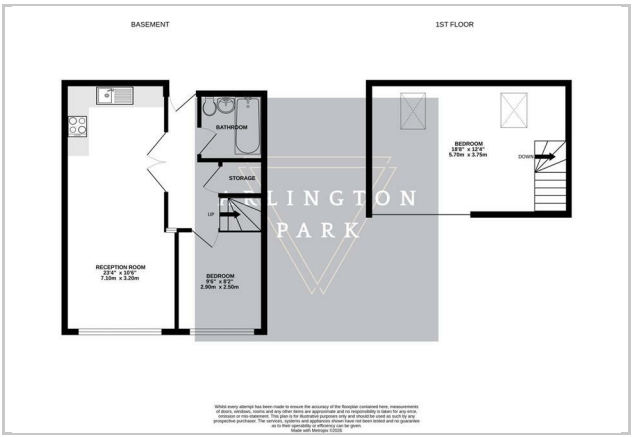
COMPLIANCE AND KEY INFORMATION
EPC Rating: C
Council Tax Band: B
Local Authority: Norwich City Council

Superfast and Ultrafast broadband is available in this postcode, with download speeds reaching up to 1,000 Mbps through providers such as Virgin Media and Openreach.

Tenure: Leasehold with approximately 108 years remaining. Annual service charge is approximately £1,540 with a ground rent of £100 per year

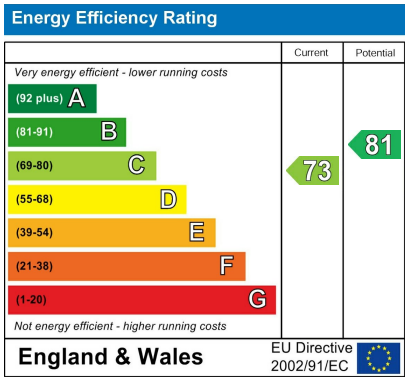






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