



**Morgan House, Rouen Road, Norwich, NR1 1QQ**

**welcome to**

**Morgan House, Rouen Road, Norwich**

An immaculately presented two-bedroom apartment situated in the heart of Norwich city centre. Featuring an open-plan lounge/diner, two private balconies with stunning city views, and secure allocated parking, this property is the perfect investment or first-time purchase.



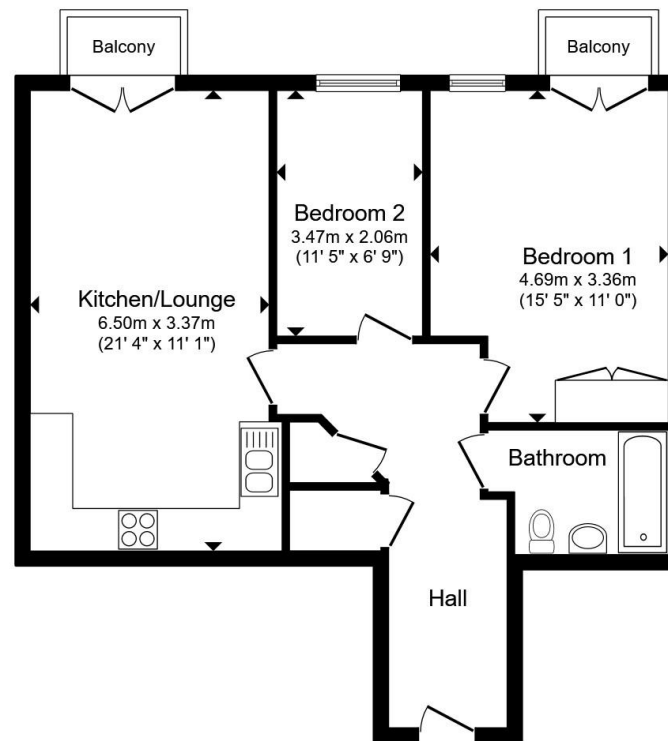
## Description

This beautifully maintained two-bedroom apartment offers a fantastic opportunity to secure a modern home in one of Norwich's most desirable central locations. Perfectly positioned for those who enjoy city living, the property is within easy walking distance of the vibrant city centre, local amenities, and the main train station.

The accommodation is accessed via a secure phone entry system with both lift and stair access. Internally, the property boasts a light-filled, open-plan lounge/diner that creates a fantastic space for entertaining. The modern kitchen is well-appointed, and the property features two generously sized double bedrooms and a contemporary family bathroom.

A standout feature of this apartment is the private balconies, which offers impressive, far-reaching views across the Norwich skyline, perfect for relaxing after a busy day. Additionally, the property includes a secure, allocated parking space, a rare and highly sought-after commodity in the city centre.

Being sold with the added benefit of no onward chain, this apartment is ready for immediate occupation. Whether you are looking for a high-yield investment or a stylish city pied-à-terre, this property is not to be missed. Contact us today to arrange your viewing.



Total floor area 62.7 m<sup>2</sup> (675 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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## Morgan House, Rouen Road, Norwich

- No Onward Chain
- Walking distance to shopping, dining, and Norwich train station.
- Stunning, elevated views across the city.
- Private allocated parking space and a short walk from the city.
- Bright and spacious lounge/diner design.
- Secure phone entry system with lift access to all floors.
- Immaculately presented interior, ideal for first-time buyers or investors.

Tenure: Leasehold EPC Rating: C

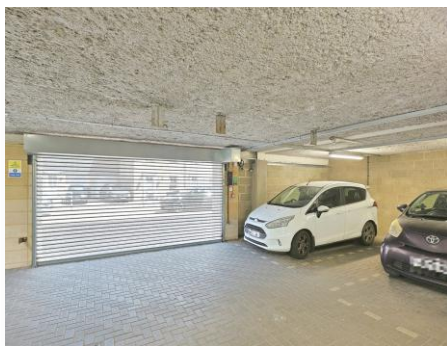
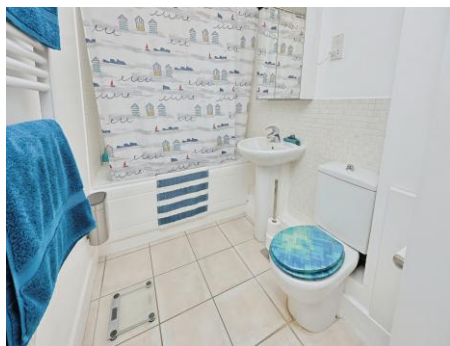
Council Tax Band: C Service Charge: 3022.00

Ground Rent: 115.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Aug 2005. 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

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144722 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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