

**SALES & LETTINGS**

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& HURRELL**



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& HURRELL**

**WE BRING PEOPLE AND PROPERTY TOGETHER**

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## 109 Berners Street, Norwich, Norfolk, NR3 2JF

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- NORTH CITY RESIDENCE
- ALLOCATED PARKING SPACE
- GOOD DECORATIVE ORDER THROUGHOUT
- PURPOSE BUILT STUDIO
- SECOND FLOOR APARTMENT
- LESS THAN TWO MILES TO CITY & AIRPORT

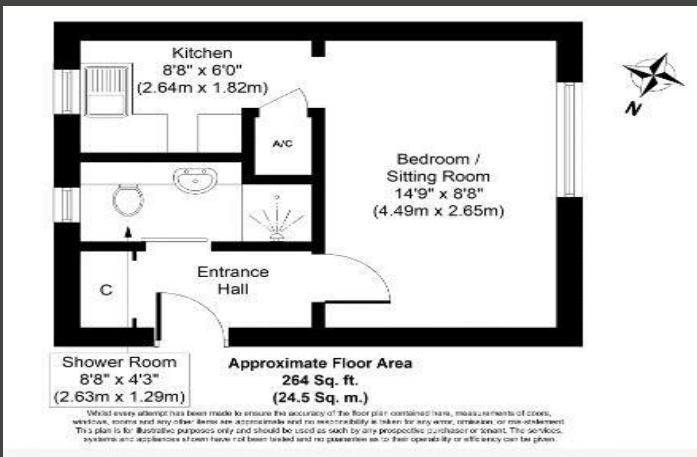
A well-presented and ready-to-move-into studio apartment, offering an excellent opportunity for first-time buyers, investors, or professionals seeking a conveniently located and low-maintenance home.

Ideally situated approximately one and a half miles north of Norwich city centre and Norwich International Airport, the property enjoys a highly accessible location with the benefits of a well-established residential community. Excellent transport links are close at hand, including easy access to the city ring road and the Northern Distributor Road, providing convenient connections to the Norfolk Broads, the county's stunning coastline, and the wider region.

Set within a well-maintained development and positioned on the second floor, the apartment benefits from an allocated parking space and pleasant elevated views. The accommodation is thoughtfully arranged and comprises an entrance hall with useful built-in storage, a modern shower room, and a bright and versatile studio room providing comfortable living and sleeping space. A separate, well-equipped kitchen completes the accommodation, creating a practical and functional layout ideally suited to modern living.

Offered in excellent order throughout, this attractive apartment presents a fantastic opportunity to acquire a turnkey property in a sought-after location, combining convenience, connectivity, and ease of ownership. Whether as a first home, investment purchase, or city base, it offers broad appeal and excellent value.

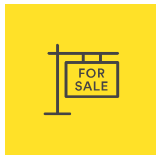




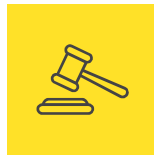
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whether selling, buying or letting, there can be plenty to organise.  
Our range of services and our experience of the local market means we can help  
or recommend like-minded reputable firms to assist you with your move.



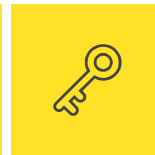
Sales



Property  
Auctions



Lettings



Property  
Management



Sale/ Rental  
Valuation



Estate  
Administration  
(Probate)



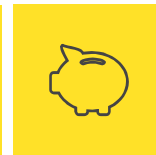
Land & New  
Homes



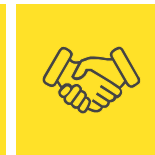
Second Home  
Service



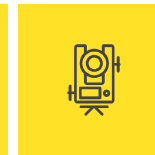
Property  
Cleaning Service



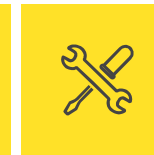
Mortgages



Solicitors

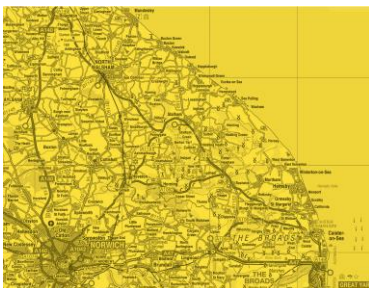


Surveyors



Service  
Providers

Come in and meet us, visit us on line or call and speak to one of the team to learn more.



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