

TO LET



Apartment

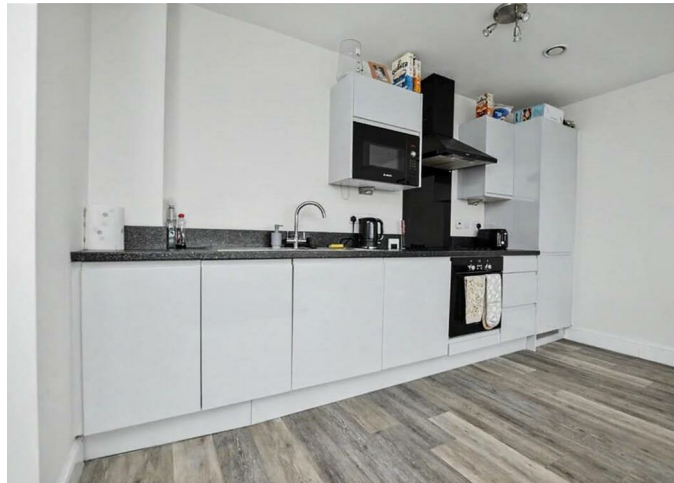
# GROSVENOR HOUSE PRINCE OF WALES ROAD NORWICH NR1 1NS

Per Month

## £1,250 Per

### FEATURES

- Two Bedroom Apartment
- City Centre Location
- Walk To The Station
- Open Plan Living Space
- Entrance Hall
- Bathroom
- Sixth Floor
- City Views
- Lift Access
- Ready 30/4/26



# 2 Bedroom Apartment located in Norwich

Welcome to Grosvenor House, a modern two-bedroom top floor flat located at 112-114 Prince of Wales Road in the vibrant city of Norwich. This stylish apartment boasts far-reaching views of the iconic Norwich City Football Ground, making it a unique and appealing choice for those who appreciate both comfort and a lively atmosphere.

As you enter this thoughtfully designed residence, you will be greeted by a bright and airy open-plan living and dining area, perfect for entertaining or simply relaxing after a long day. The contemporary fitted kitchen is equipped with integrated appliances, ensuring that cooking and dining experiences are both enjoyable and convenient.

The spacious bedrooms provide a serene retreat, ideal for unwinding, while the sleek bathroom is finished to a high standard, offering a touch of luxury to your daily routine. Grosvenor House is not only aesthetically pleasing but also practical, featuring secure parking and secure entry, which adds an extra layer of comfort and peace of mind.

Situated in a prime location, this property is conveniently close to local amenities, transport links, and the bustling Norwich city centre. Whether you are a professional seeking a stylish home or an investor looking for a promising opportunity, Grosvenor House is an excellent choice. With its modern features and desirable location, this flat truly embodies the essence of city living in Norwich.

## Entrance Hall

Doors to open plan living space, bedrooms and the bathroom.

## Open Plan Living Space

Sealed unit double glazed window, sitting/dining area with kitchen area. Range

of base and wall mounted units, sink, range of integrated appliances to include, oven, hob, extractor, fridge/freezer and washing machine. Electric heater.

## Bedroom

Sealed unit double glazed window. Electric heater.

## Bedroom

Sealed unit double glazed window. Electric heater.

## Bathroom

Panel bath with shower, screen, wc and wash hand basin and heated towel rail.

## Parking

One allocated space.



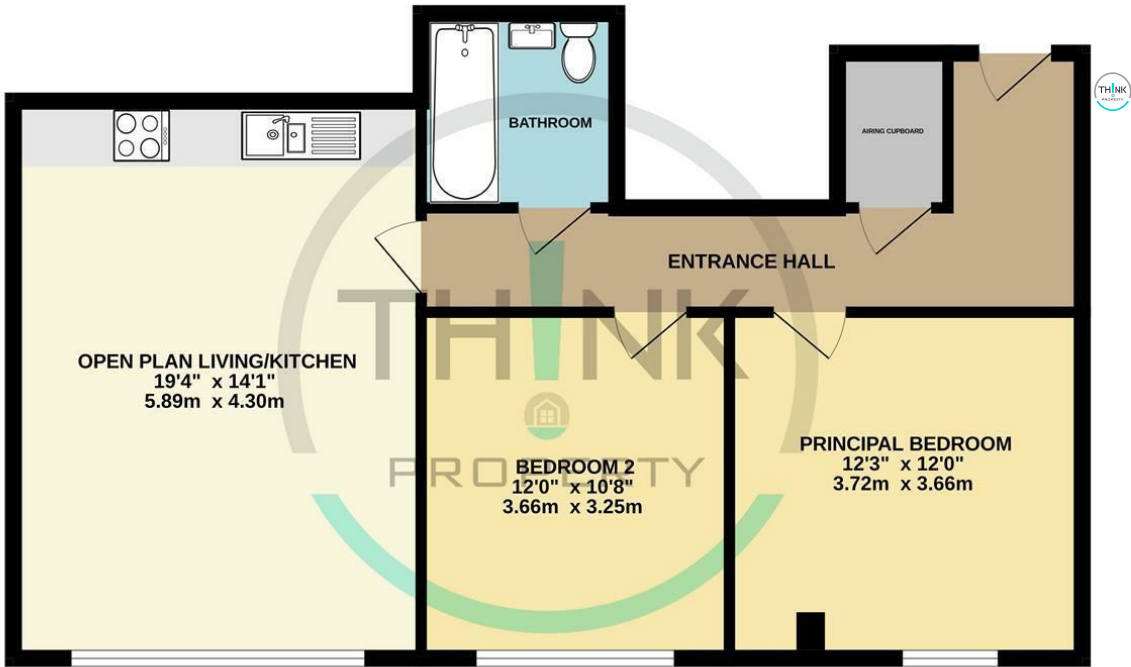
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Council Tax Band  
**B**

SIXTH 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

