ARLINGTON PARK

74 Eleanor Road

, Norwich, NR1 2RF

£110,000

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Situated adjacent to the historic Lakenham Windmill in the sought-after NR1 postcode, this purpose-built, one-bedroom first-floor apartment offers a fantastic opportunity for first-time buyers or investors. Benefitting from a spacious lounge, a separate kitchen, and useful external storage, the property provides a blank canvas ready for modernisation. Offered to the market in a highly convenient location, it sits within easy walking distance of Norwich City Centre and the train station.

- One-bedroom purpose-built first-floor apartment
- Excellent potential for internal modernisation
- Useful external brick-built storage shed
- Superb NR1 location close to the city centre
- NO ONWARD CHAIN
- Bright bathroom featuring a white three-piece suite
- Direct views of the historic Lakenham Windmill
- Ex-local authority leasehold property

DETAILED DESCRIPTION

Presenting an excellent opportunity to acquire a purpose-built, one-bedroom first-floor apartment situated in a highly desirable NR1 location, directly adjacent to the striking and historic Lakenham Windmill. Approached via an external staircase leading to a private entrance, this property offers a well-proportioned layout spanning approximately 49.6 sq.m., providing a perfect blank canvas for those looking to add value and their own personal touch.

The internal accommodation begins with an entrance hallway equipped with a convenient storage cupboard and a separate airing cupboard. This leads into the heart of the home: a spacious lounge measuring 4.40m x 3.60m. This room features a large window that floods the space with natural light, offers a direct view of the historic windmill, and is currently finished with green carpeting. The separate kitchen provides a functional space with existing base and wall units, a stainless steel sink, and ample room for freestanding appliances, presenting excellent scope for upgrading and modernising to a contemporary standard.

The double bedroom is generously sized at 3.80m x 3.00m, offering plenty of space for a large bed and freestanding furniture, and also benefits from a window looking directly towards the striking windmill. The accommodation is completed by a bright bathroom, which features a modern three-piece suite including a bath, wash basin, and WC, finished with low-maintenance paneling and wood-effect flooring.

Externally, at the ground level, the property benefits from a low-maintenance gravelled area and a highly useful, secure brick-built storage shed equipped with timber doors. The property is heated via a radiator system visible in the lounge and kitchen, and its prime position next to the iconic windmill adds a unique historical charm to the setting.

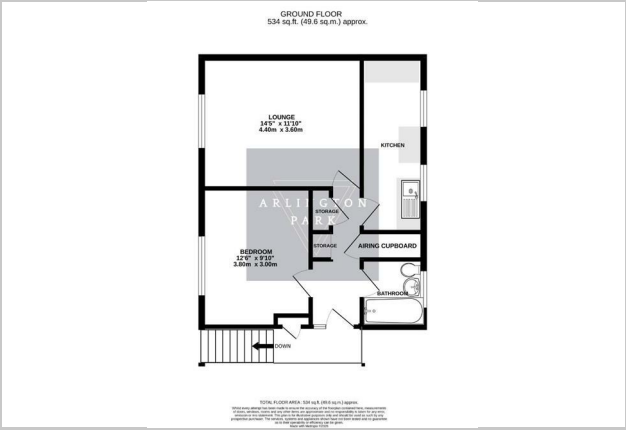
LOCAL AREA AND FACILITIES

Eleanor Road is ideally situated in the popular NR1 postcode on the southern fringes of Norwich City Centre. The location offers an urban retreat while remaining exceptionally convenient for city living. It is within walking distance of the main shopping districts, Chapelfield Gardens, and the vibrant Riverside complex, which offers an array of restaurants, bars, and a cinema.

For transport links, Norwich Train Station is easily accessible, providing direct commuter services to London Liverpool Street and Cambridge. The area is well-served by local amenities, including independent shops, supermarkets, and nearby parks such as Lakenham Way, a popular tree-lined route for walkers and cyclists. Excellent local schools, including nearby primary academies, and Norwich City College are also within close proximity, making this a highly connected and appealing place to live.

LEASEHOLD INFORMATION

The property is a leasehold flat, and the freeholder is Norwich City Council. There is approximately 177 years remaining of 215 year lease, with a nominal service charge and ground rent. The communal central heating and hot water are included in the monthly maintenance charges. Prospective purchasers should satisfy themselves regarding the terms of the lease and outgoings with their solicitors.



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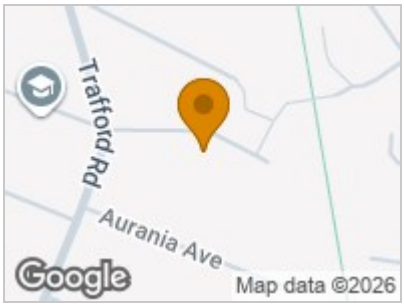

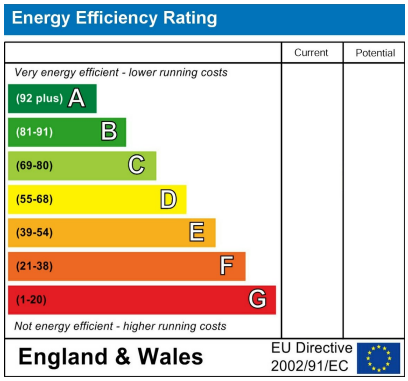

25a Earlham Road, Norwich, Norfolk, NR2 3AD
Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk https://www.arlingtonpark.co.uk/