



Paragon Place
Norwich, Norfolk NR2 4BP
Guide Price £180,000 - £190,000

claxtonbird
residential

Paragon Place, Norwich, Norfolk NR2 4BP

*** Guide Price £180,000 - £190,000 *** ClaxtonBird are pleased to offer this second-floor, two-bedroom apartment located at the edge of the desirable Golden Triangle area of Norwich. The internal accommodation features a modern fitted kitchen and a sitting room with French doors that open onto a balcony, providing stunning views of the Cathedral. Residents can enjoy beautifully maintained communal grounds and convenient permit parking, all within walking distance of local amenities. A newly installed gas central heating boiler will ensure warmth and comfort, with installation completed in April 2026. With vaulted ceilings and elegant oak doors, this apartment is both stylish and inviting, making it a wonderful place to call home.

Entrance Hall

Glazed entrance door, secure telephone entry system, built-in storage cupboard, and engineered oak wooden floor.

Sitting Room / Dining Room 10'10" x 17'10" (3.32 x 5.44)

Upvc double glazed windows and French doors opening out to the balcony, engineered oak wooden floor and two radiators.

Kitchen 10'11" x 7'8" (3.33 x 2.34)

Modern fitted kitchen comprising base units with composite laminate work surface over, undermount sink with mixer tap, built-in oven with split hob, plumbing for washing machine, space for fridge freezer, pantry cupboard, built-in cupboard housing the gas central heating boiler, extractor fan, wood effect floor, radiator and upvc double glazed window to rear aspect.

Bedroom 14'4" max into recess x 10'2" (4.37 max into recess x 3.11)

Upvc double glazed window to front aspect, built-in double wardrobe, engineered oak wooden floor and radiator.

Bedroom 10'6" x 8'4" max (3.21 x 2.55 max)

Upvc double glazed window to rear aspect, built-in storage cupboard, engineered oak wooden floor and radiator.

Bathroom 10'11" max into recess x 5'6" max (3.33 max into recess x 1.68 max)

Modern fitted suite comprising bath with mixer tap, shower screen and separate electric shower over, low-level WC, pedestal wash hand basin with mixer tap, part-tiled walls, extractor fan, chrome towel rail radiator and upvc double glazed windows to rear aspect.

Balcony

Offering space for an outside seating area, with views overlooking the Cathedral.

Agents Note

Council Tax Band A

The vendor has informed us of the following lease information:

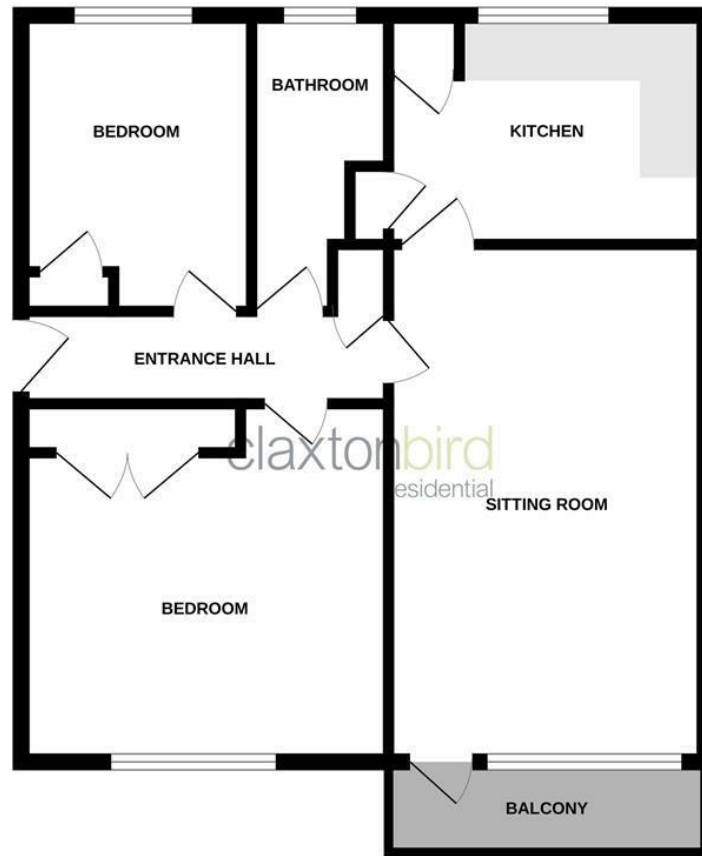
Lease Remaining: 117 years

Annual Charge: £434.84 for 2024/2025 - covers the service charge, ground rent and buildings insurance

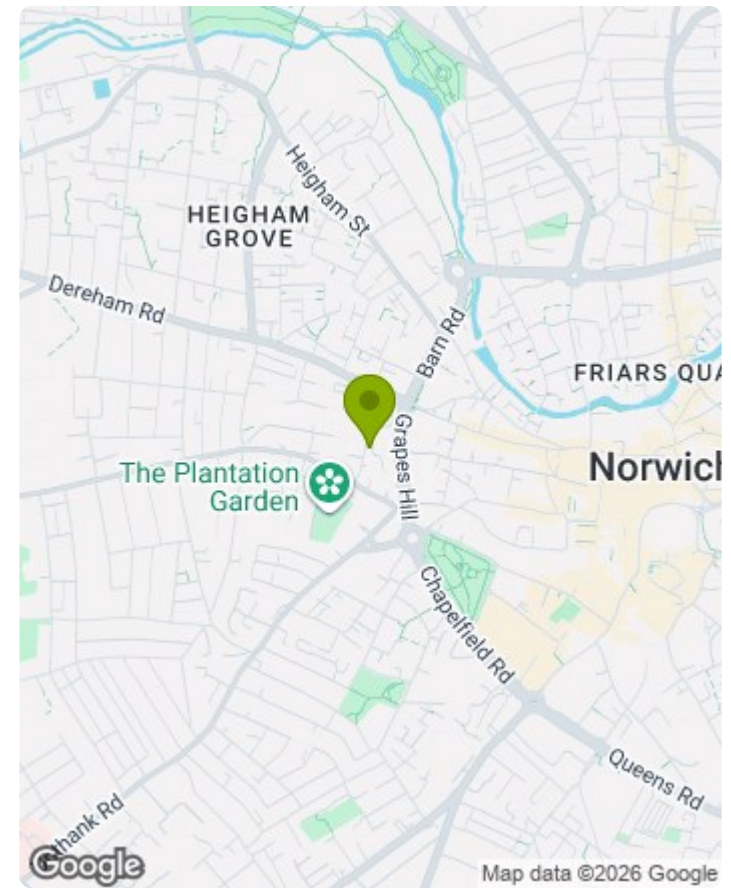
The boiler was installed in April 2026



GROUND 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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