

LEASEHOLD



Apartment

30 BAHRAM ROAD,  
COSTESSEY,  
NORWICH, NR8 5EY

Guide Price

£150,000

#### FEATURES

- Guide Price £150,000-£160,000
- Two Bedrooms
- Lounge open plan Kitchen
- Allocated Parking Space
- Second Floor Apartment
- Ensuite to the Master Bedroom
- Bathroom
- Viewing Advised



## 2 Bedroom Apartment located in Norwich

Nestled in the charming area of Costessey, Norwich, this delightful top-floor apartment on Bahram Road offers a perfect blend of comfort and modern living. Built in 2006, the property boasts a contemporary design and is ideal for those seeking a stylish yet practical home.

Upon entering, you are welcomed into a spacious entrance hall way that leadings through to a bright and airy Lounge open plan Kitchen providing a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience for its occupants. The second bathroom is thoughtfully designed, catering to the needs of family or visitors.

Another standout features of this property is the allocated parking space for one vehicle, a valuable asset in this desirable location. Residents can enjoy the peace of mind that comes with having secure parking, making daily life that much easier.

This apartment is not only a wonderful place to live but also offers easy access to local amenities and transport links, making it an excellent choice for both first-time buyers and those looking to downsize. With its modern features and prime location, this property is sure to attract interest. Do not miss the opportunity to make this

lovely apartment your new home. Call 01603 338433 to arrange a viewing

### Entrance Hall

With front entrance door and doors leading to all rooms as well as loft access and additional storage.

### Lounge

15'3" x 12'6"

With two windows one facing the front aspect and the other to the side aspect and two radiators.

### Kitchen

10'3" x 8'4"

Fitted with a range of wall, base and drawer units with work surface over, stainless steel sink unit, built in electric oven with gas oven and extractor over, integrated fridge/freezer and space for dishwasher, integrated washing machine and window to the side aspect.

### Bedroom 1

8'7" x 11'9"

With window to the front aspect, double built in wardrobe, radiator and door leading to the ensuite.

### Ensuite Shower Room

Fitted with a three piece suite comprising of shower cubical, low level W.C, hand wash basin, heated towel rail and part tiled walls.

## Bedroom 2

11'7" x 7'4"

With a window to the front aspect and radiator.

## Bathroom

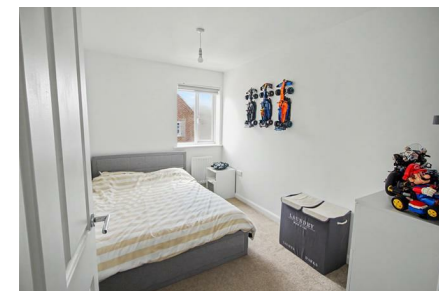
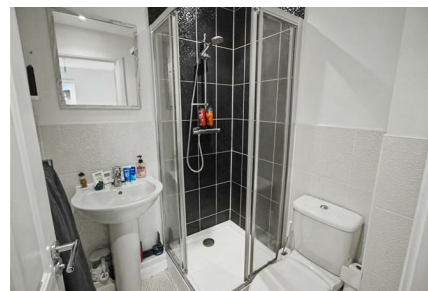
Fitted with a three piece suite comprising of panelled bath, hand wash basin and low level W.C, part tiled walls and radiator.

## Outside

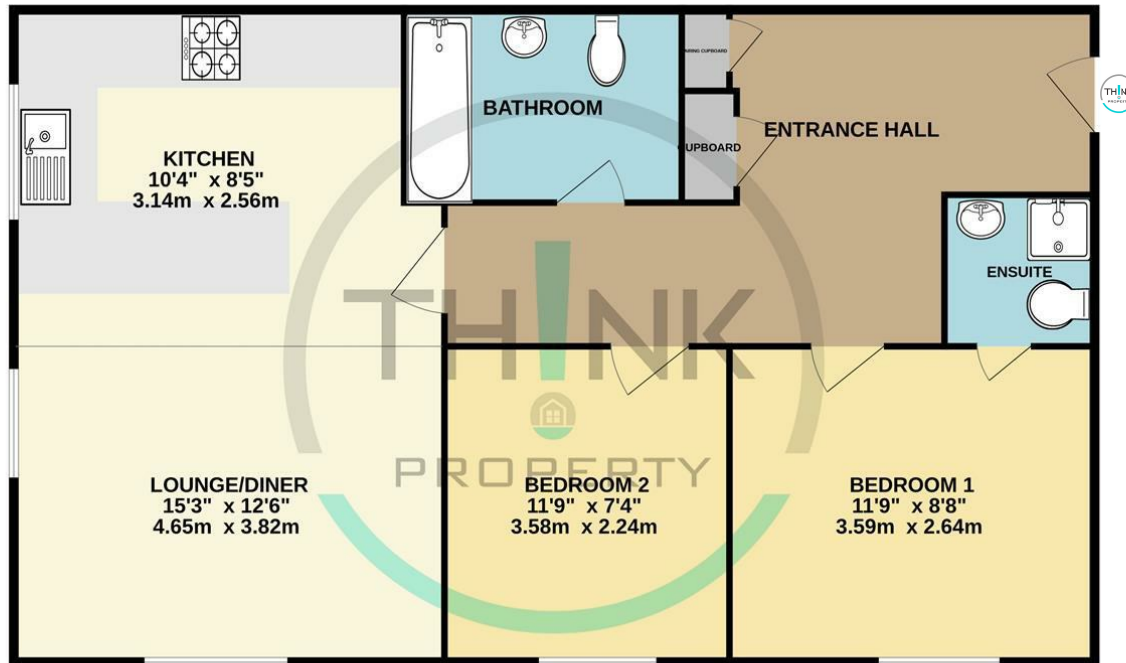
The property is approached by a pathway leading to the main front entrance door with intercom entry system. There is an allocated parking for one vehicle.

## Leasehold information

The owner has told us that the ground rent is £200 approx per annum and the service charges are £1500.00 per annum.



## 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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Call us on

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<https://www.thinkproperty.ltd/>

Council Tax Band

**B**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.

