



BROADLAND
CONSULTANTS LIMITED

*Looking for
a mortgage?*

Independent Mortgage
& Financial Advice.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Broadland Consultants Limited is An Appointed Representative Of Sanlam Partnerships Limited Which is Authorised And Regulated By The Financial Conduct Authority.

FCA No 521208.

* Your home may be repossessed if you do not keep up the repayments on your mortgage.

GROUND FLOOR
42.1 sq.m. (453 sq.ft.) approx.

KITCHEN
3.31m x 2.79m
10'10" x 9'2"

LOUNGE/DINER
4.51m x 3.28m
14'10" x 10'9"

HALL

BATHROOM
3.28m x 2.77m
10'9" x 9'1"

TOTAL FLOOR AREA: 42.1 sq.m. (453 sq.ft.) approx.
This floor plan is a guide only and is not drawn to scale. Measurements, floor areas, openings and dimensions are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. The buyer is advised to verify any measurement. All parties must make their own inspection.
Made with Mapbox ©2020

Norwich Office - Sales, Lettings and Auctions
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- South City Golden Triangle location
- One-bedroom first-floor apartment
- Fitted kitchen
- Lounge/diner
- Double bedroom
- Double glazing and gas central heating
- Bathroom
- Communal gardens
- On road permit parking and garage
- Close to a wide range of local amenities

Located towards the Earlham Road end of Recreation Road, this fantastic one-bedroom first-floor apartment offers well-presented and practical accommodation, making it an excellent choice for a first-time buyer or buy-to-let investor. The property is accessed via a communal entrance, leading Up to the first floor then into a private entrance hall with useful storage, plus fitted kitchen and spacious lounge/diner, which enjoys a pleasant outlook over the generous communal rear gardens. There is also a well-proportioned double bedroom and a bathroom fitted with an electric shower over the bath. Further benefits include double glazing and gas central heating. Externally, the property enjoys attractive communal gardens to the rear, while a single garage located on a nearby block provides secure parking. Additional on-road permit parking is also available. With its convenient location, generous accommodation and excellent investment potential, this apartment is sure to appeal to a wide range of buyers. An early viewing is highly recommended to fully appreciate what this property has to offer.

Location

Set south of Norwich, Recreation Road enjoys a highly desirable position within the much-admired Golden Triangle, and this apartment is located just across the road from Earlham Shopping Centre, which offers a great range of amenities, including a supermarket, cafés, and local shops. This area strikes a superb balance between city living and neighbourhood charm, combining the energy of the city centre with a warm and welcoming residential atmosphere. Residents benefit from excellent green spaces nearby, with Heigham Park just around the corner, offering mature lawns, tennis courts, and peaceful walkways, ideal for leisurely strolls. A little further afield is the enchanting Plantation Garden, a beautifully restored Victorian garden featuring terraces, woodland paths, and intricate architectural details, providing the perfect setting for relaxation and inspiration. For day-to-day living, the area is well served by a variety of independent cafés, pubs, and shops, particularly along Unthank Road, creating a village-like feel within the city. Excellent transport links are another major advantage, with regular bus services providing quick access to the city centre and connections to destinations further afield, including Cambridge and London. Families will appreciate the proximity to highly regarded schools, while students and professionals benefit from being close to both the University of East Anglia and the Norfolk and Norwich University Hospital. The area also enjoys a strong sense of community, with regular local events, neighbourhood initiatives, and a friendly, welcoming atmosphere.



Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.