



75 Greyfriars Road Norwich

NR1 1PR

Guide Price

£110,000

CITY CENTRE LIVING WITH STYLE, CONVENIENCE & INVESTMENT APPEAL

- Well-presented two-bedroom fourth-floor apartment
- Located in the heart of Norwich City Centre
- Spacious open-plan kitchen, dining and living area
- Modern fitted kitchen with integrated appliances
- Principal bedroom with private en suite shower room
- Further generous double bedroom
- Contemporary family bathroom
- Secure communal entrance system
- Lift access to all floors
- Bright and airy accommodation throughout
- Ideal first-time purchase or investment opportunity
- Walking distance to shops, cafés, bars and restaurants
- Close to Norwich Railway Station and transport links
- Low-maintenance city living in a sought-after development
- Offered with excellent access to Norwich's historic city centre and amenities



Living at Greyfriars Road places you right at the heart of one of the UK's most historic and vibrant cities. Norwich effortlessly blends rich heritage with modern city living, offering an exceptional selection of independent boutiques, high street retailers, cafés, bars and award-winning restaurants. The iconic Norwich Cathedral, Norwich Castle, beautiful riverside walks and the bustling Norwich Market are all within easy reach, creating a lifestyle that combines culture, convenience and entertainment. Whether you're enjoying a morning coffee, exploring the city's medieval lanes or meeting friends for dinner, everything is just moments from your front door.

For those who enjoy an active lifestyle, Norwich offers a wealth of leisure facilities, parks and green spaces, together with a thriving arts and entertainment scene. The nearby Riverside development provides a range of restaurants, bars, a cinema and fitness facilities, while Chapelfield Gardens offers a peaceful retreat from city life. The city is also home to the University of East Anglia and Norfolk & Norwich University Hospital, making the area particularly popular with professionals, academics and investors alike.



Energy performance certificate (EPC) - Flat at Greyfriars - 047536

Energy performance certificate (EPC)	
10 Greyfriars Road, Norwich, Norfolk, NR1 1YD	Energy rating: C
Property type: Mid-floor flat	Valid until: 3 November 2025
Total floor area: 54 square metres	Certificate number: 0011-010-10000-0000

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

The property's energy rating is C. It has the potential to be C.

The graph below shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The score shows how well a property uses energy and how well it is insulated.

For properties in England and Wales: the average energy rating is D and the average energy score is 60.



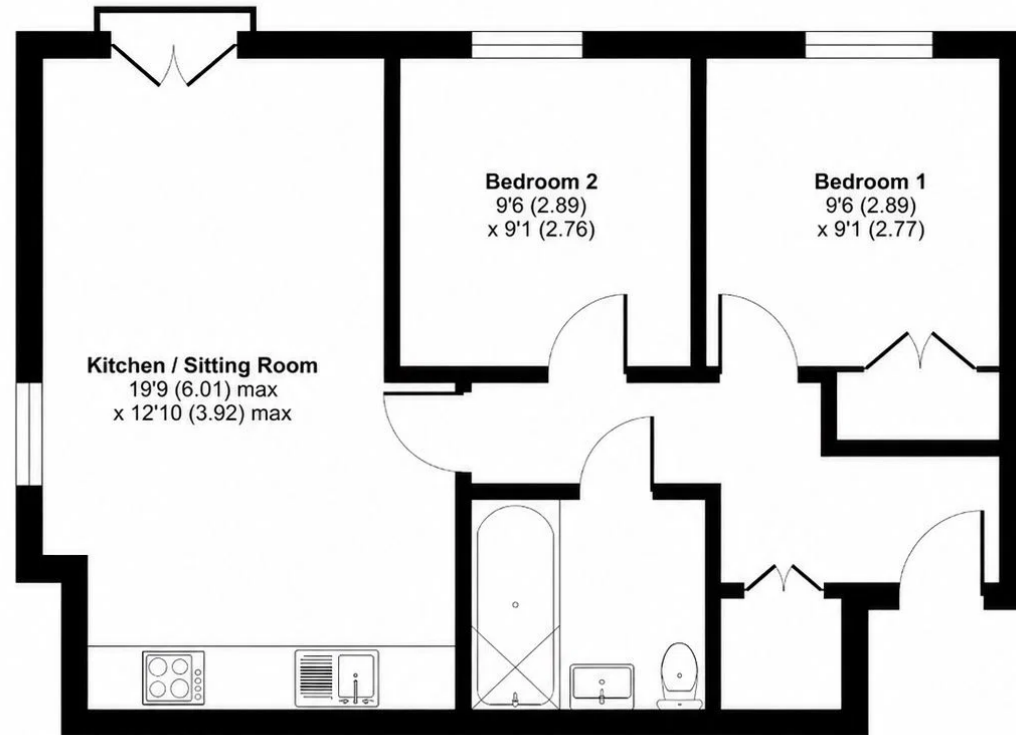
Transport connections are excellent, making this an ideal base for commuters and travellers. Norwich Railway Station is within walking distance and provides regular direct services to London Liverpool Street, Cambridge and other major destinations. The A47 and A11 offer convenient road links across Norfolk and beyond, while Norwich International Airport provides domestic and international connections. Whether commuting for work, travelling for leisure or simply enjoying all that Norwich has to offer, this superb city centre location delivers outstanding convenience and connectivity.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Greyfriars Road, Norwich, NR1

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



FOURTH FLOOR

