

LEASEHOLD



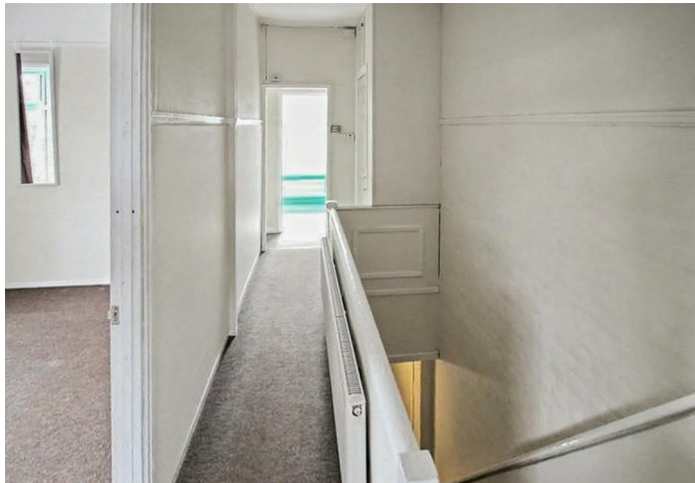
Flat - Purpose Built (EPC Rating: D)

SPROWSTON ROAD NORWICH NR3 4EB

Offers in the region of
£130,000

FEATURES

- First floor apartment
- Secure communal entrance
- Two bedrooms
- Double glazing
- Close to local amenities
- Popular North City
- Bright sitting room
- Kitchen
- Bathroom suite
- Allocated off-road parking



Ben Allman
Estate & Letting Agents

2 Bedroom Flat - Purpose Built located in Norwich

An excellent opportunity to acquire this spacious and two bedroom first floor leasehold apartment, ideally positioned in a popular Norwich City location close to local amenities, including Aldi on Sprowston Road. Offering generous accommodation, secure communal access, allocated off-road gated parking, and the benefit of no onward chain, this property is ideally suited to first-time buyers, professionals, downsizers, or investors.

The apartment is approached via a secure communal entrance hall, leading to a welcoming private entrance hall with built-in storage, and access to all rooms. The bright and spacious sitting room enjoys a pleasant front aspect with two double glazed windows,, two radiators, creating a comfortable and inviting living space.

The property offers two well-proportioned bedrooms. The main bedroom benefits from a side aspect double glazed window, fitted carpet, radiator, and useful storage alcove. The second bedroom provides excellent versatility with ornate fireplace, fitted wardrobe, and shelving, offering a characterful additional room.

The kitchen is well equipped with a range of wall and base units, stainless steel sink unit, built-in electric oven with four-ring gas hob, and space for further appliances. A side-facing double glazed window allows natural light, while the room also houses the gas-fired boiler serving the central heating and hot water system. Steps lead down from the kitchen to the second bedroom.

Completing the accommodation is the bathroom, fitted with a panelled bath with shower attachment, low-level WC, pedestal wash basin, part-tiled walls, radiator, and rear-facing double glazed window.

Externally, the property benefits from an allocated parking space to the rear, providing convenient off-road gated parking.

ENTRANCE HALL

The apartment is accessed via a secure communal entrance hall to the property. A carpeted staircase leads to the first floor, where a spacious private landing provides access to the accommodation. The entrance hall benefits from a useful built-in storage cupboard, radiator, and

a dedicated utility area with space and plumbing for a washing machine. Doors lead through to the sitting room, both bedrooms, bathroom, and kitchen, creating a practical and well-connected layout.

SITTING ROOM

15'8" x 10'2"

A generous and light-filled reception room enjoying a pleasant front aspect through two double glazed windows, allowing an abundance of natural light into the space. The lounge offers ample room for a range of seating arrangements, two radiators, and a comfortable layout ideal for both relaxing and entertaining. The proportions of the room provide excellent flexibility for a variety of furniture configurations, creating a welcoming central living area.

KITCHEN

9'5" x 7'1"

A well-appointed kitchen fitted with a range of wall and base level units, providing practical storage and preparation space. The units incorporate a stainless steel single drainer sink unit, built-in electric oven, and four-ring gas hob with space for additional appliances including fridge and freezer. The room benefits from a side-facing double glazed window allowing natural light, fitted carpeting, and houses the gas-fired boiler which provides domestic hot water and central heating throughout the apartment. A door with steps leads down to the second bedroom, creating a convenient connection between the kitchen and additional accommodation.

PRIMARY BEDROOM

10'7" x 9'10"

A spacious double bedroom positioned to the side of the property, featuring a double glazed window providing natural light and ventilation. The room benefits from fitted carpeting, a radiator, and a useful recessed alcove providing additional storage potential for wardrobes or bedroom furniture. A well-proportioned primary bedroom offering a comfortable and peaceful retreat.

BEDROOM TWO

9'7" x 11'6"

A versatile second bedroom with a side aspect double glazed window, fitted carpeting, and

radiator. This characterful room features an attractive ornate fireplace (not currently operational), along with a fitted wardrobe and shelving providing valuable storage solutions. Offering excellent flexibility, this room would work equally well as a guest bedroom, home office, dressing room, or additional living space.

BATHROOM

A well-presented bathroom comprising a panelled bath with mixer taps and shower attachment over, low-level WC, and pedestal wash basin. The room features part-tiled walls, cushion flooring, radiator, and a rear-facing double glazed window providing both natural light and ventilation. A practical and functional bathroom suite designed for everyday convenience.

OUTSIDE

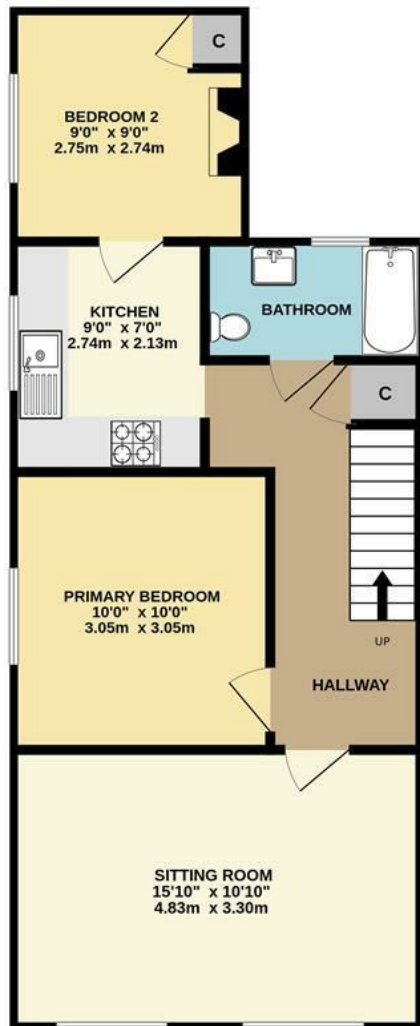
Externally, the property benefits from an allocated parking space situated to the rear, providing convenient off-road gated parking for residents. The apartment is ideally located within easy reach of local amenities, transport links, and Norwich City centre, making this an attractive home for a variety of buyers.

AGENTS NOTE

120 years left on the lease
£20 pa ground rent
£450 pa service charge



1ST 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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01603 555577

enquiries@baela.co.uk

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Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

