



135 Earlham Court
Earlham Road, Norwich, NR2 3DL

BROWN & CO



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Two bedroom top floor apartment with garage in desirable area of Norwich.

£230,000 LEASEHOLD



DESCRIPTION

No. 135 Earlham Court is a well presented two bedroom top floor apartment in a desirable area of the golden triangle in Norwich.

The property consists of entrance hall, good sized kitchen with granite work tops, bathroom, two good sized double bedrooms with the main bedroom boasting large built in wardrobes, large living room with wood burner benefitting from access to a long balcony providing wonderful views over the roof tops of Norwich.

Outside there is a front communal garden space where you have access to an allocated en-bloc style garage.

All mains services are connected to the property.

The property is leasehold with 983 years remaining. Service charge for the flat and garage amount to circa £1,962 per annum, ground rent is included within the service charge. Air BnB is not permitted.

LOCATION

Earlham Court is located on the city end of Earlham Road, just off the prestigious Heigham Grove address. Benefitting from lots of terrific local amenities such as bakeries, cafes, butchers, schools at all levels, pubs & restaurants. Positioned well to get into the city centre by foot or to get to the outer ring road.

DIRECTIONS

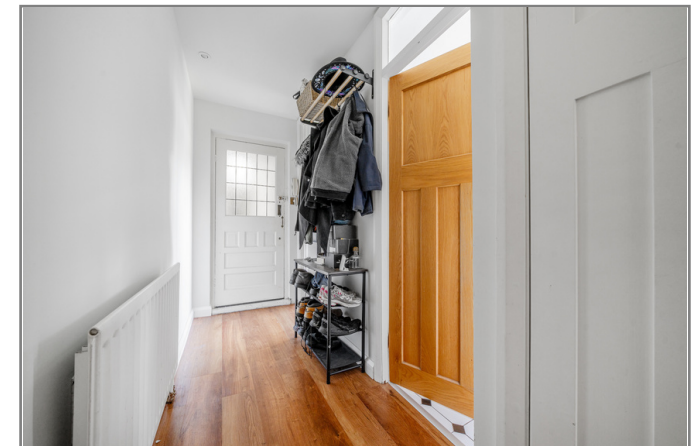
Proceed up Grapes Hill to the Chapelfield roundabout taking the third exit onto Convent Road at the second smaller roundabout take the second exit onto Earlham Road continue past the entrance to the plantation gardens shortly turning left onto Heigham Grove, take the second right hand turn where the apartments can be found on your right.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		



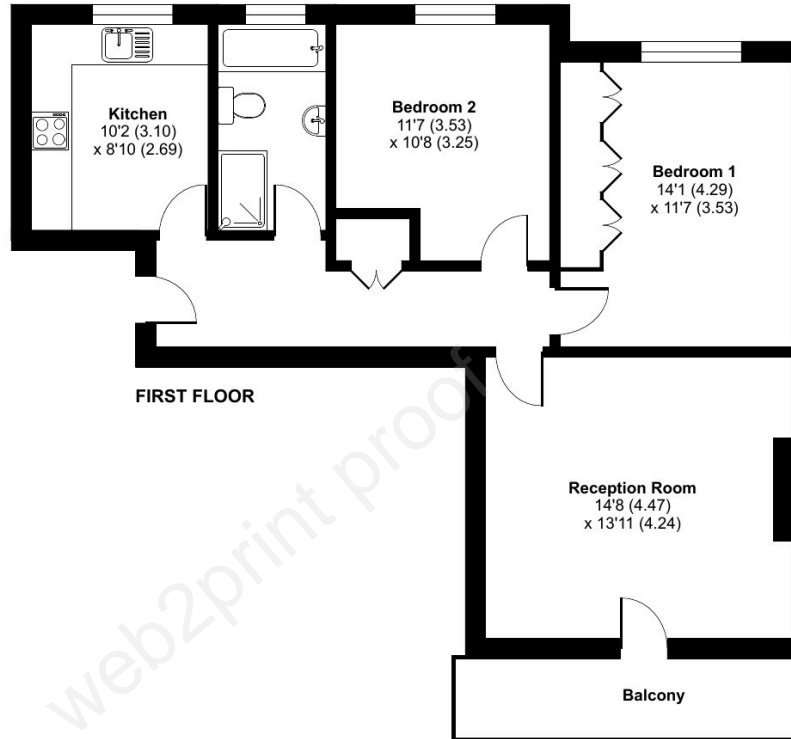
Earlham Court, Heigham Grove, Norwich, NR2

Approximate Area = 763 sq ft / 70.8 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 888 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Co. REF: 1310540

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