



137 Earlham Court
Earlham Road, Norwich, NR2 3DL

BROWN & CO



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Two bedroom apartment in a desirable area of Norwich with garage.

GUIDE PRICE - £230,000 LEASEHOLD



DESCRIPTION

No. 137 Earlham Court is a well presented two bedroom apartment in a desirable area of the golden triangle in Norwich.

The property consists of entrance hall, good sized kitchen with lots of natural light, bathroom, two good sized double bedrooms, a spacious living area benefitting from access to a balcony providing wonderful views over the roof tops of Norwich. The property is being sold with no onward chain.

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

The apartment is leasehold with circa 983 years remaining. There is a service charge of circa £164 per month for both the apartment and garage. Air Bnb is not permitted.

All mains services are connected at the property.

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		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Earlham Court, Heigham Grove, Norwich, NR2

Approximate Area = 748 sq ft / 69.4 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). © ncthecom 2025. Produced for Brown & Co. REF: 1344807

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