

243 St. Leonards  
Road  
Norwich  
NR1 4JN



**ATTIK**  
CITY | COUNTRY | COAST

# 243 St. Leonards Road

## Guide Price £145,000

### The immaculate ground-floor flat...

Nestled along the well-regarded St Leonards Road, this beautifully presented two-bedroom ground-floor flat offers a perfect blend of space, style, and superb location. Thoughtfully refurbished by the current owner, the property benefits from elegant wooden flooring, a recently updated heating system, and an exceptional amount of built-in storage throughout — a true rarity in flats of this kind.

Step through a generous entrance hall into a light-filled living area, with tasteful décor and a layout that feels remarkably open. A private front entrance adds both convenience and a touch of exclusivity. The kitchen is well-appointed with a modern electric oven and induction hob, and leads on to a separate utility room — a particularly practical feature, complete with ventilation, extra appliances, and the boiler, just five years old.

The principal bedroom comfortably accommodates a king-size bed and offers built-in wardrobes, while the second double bedroom is equally spacious and ideal for guests, a home office, or both. The property also boasts a well-maintained family bathroom with natural light and a shower over the bath.

Set in a leafy, residential part of Norwich, this flat is positioned within easy reach of the city centre, while also enjoying excellent links to Norwich train station and local amenities. Whether you're commuting, enjoying riverside walks, or simply exploring the nearby cafés and shops, this location offers the best of urban convenience in a more peaceful setting.

Offered chain-free and available for immediate occupation, 243 St Leonards Road is an ideal opportunity for first-time buyers, professionals, or those seeking a low-maintenance city base with a surprising amount of space.

### Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority  
Norwich

Council Tax Band A

EPC Rating



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Dimensions may not be exact and no measurements should be relied upon without professional verification. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and should not be used for calculating distances or areas. It is the responsibility of the purchaser to have an accurate floorplan taken by a surveyor.

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