

LEASEHOLD



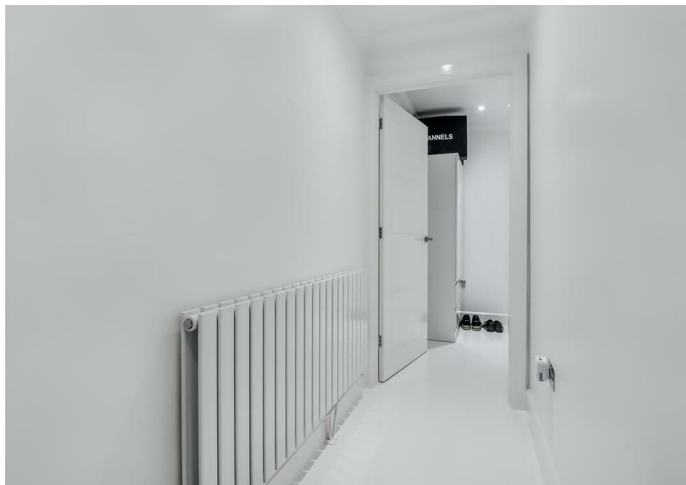
Apartment

# REGENCY COURT LOWER CLARENCE ROAD, NORWICH NR1 1ER

Offers In Excess Of  
**£190,000**

## FEATURES

- Ground Floor Apartment
- City Centre
- No Chain
- Kitchen Replaced
- 977 Year Lease
- Two Bedrooms
- Stunning Throughout
- Modern Bathroom
- Allocated Parking Space
- Walk To Work/Railway



# 2 Bedroom Apartment located in Norwich

Welcome to the vibrant heart of Norwich on Lower Clarence Road, this modern and spacious ground floor luxury apartment offers a great modern lifestyle in a superb city location. Boasting two generously sized bedrooms, the property features a well-designed layout includes an inviting entrance hall, a stylish bathroom, and a stunning open-plan sitting and dining area, complete with a an abundance of natural light from the double aspect windows.

The kitchen is perfect for culinary enthusiasts, offering ample space for meal preparation and mix with your guests. This apartment is presented in excellent grand designs decorative order and benefits from modern conveniences such as double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, the property comes with allocated parking and a long 977 year lease, making it a practical choice for potential buyers.

Conveniently located just off Thorpe Road, this residence is merely a stone's throw from the train station, providing easy access for commuters. A short stroll will take you into the bustling city centre of Norwich, where you can explore a delightful mix of historical architecture, contemporary shopping malls, boutique shops, and a variety of restaurants, bars, and coffee shops. The nearby Riverside complex further enhances the appeal, offering a cinema and bowling for leisure activities.

This apartment is ideal for a range of buyers, whether you are a first-time buyer, a professional seeking a city base, or an investor looking for a prime rental opportunity. Internal viewing is highly recommended to fully appreciate the charm and convenience this property has to offer.

## Communal Entrance

Security Entrance Door to the communal entrance. Door to apartment.

## Entrance

Entrance door leading to hall with built in cupboard, further door to the spacious inner hall. column radiator.

## Inner Hall

Doors to sitting/dining room, principal and guest bedrooms and the bathroom. Security entrance phone.

## Sitting/Dining

16'1 max x 11'3 max

Sealed unit double glazed double aspect windows with fitted blinds, column radiator and opening to the kitchen.

## Kitchen

8'10 x 8'5

Sealed unit double glazed window to the side, range of base and wall mounted units, integrated appliances to include hob, oven and extractor fan, space and plumbing for dishwasher and washing machine. Sink unit with worksurfaces and space for fridge/freezer.

## Principal Bedroom

13'6 x 8'9

Sealed unit double glazed window to the side and column radiator.

## Bedroom Two

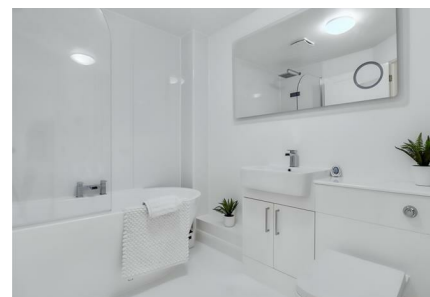
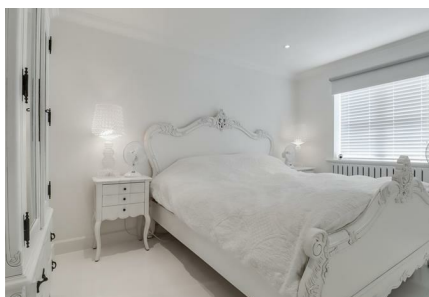
Sealed unit double glazed window to the side and column radiator.

## Bathroom

Stylish white suite comprising panel bath with screen and shower over, vanity wash hand basin and wc. Wall mirror.

## Outside

There is an allocated parking space.



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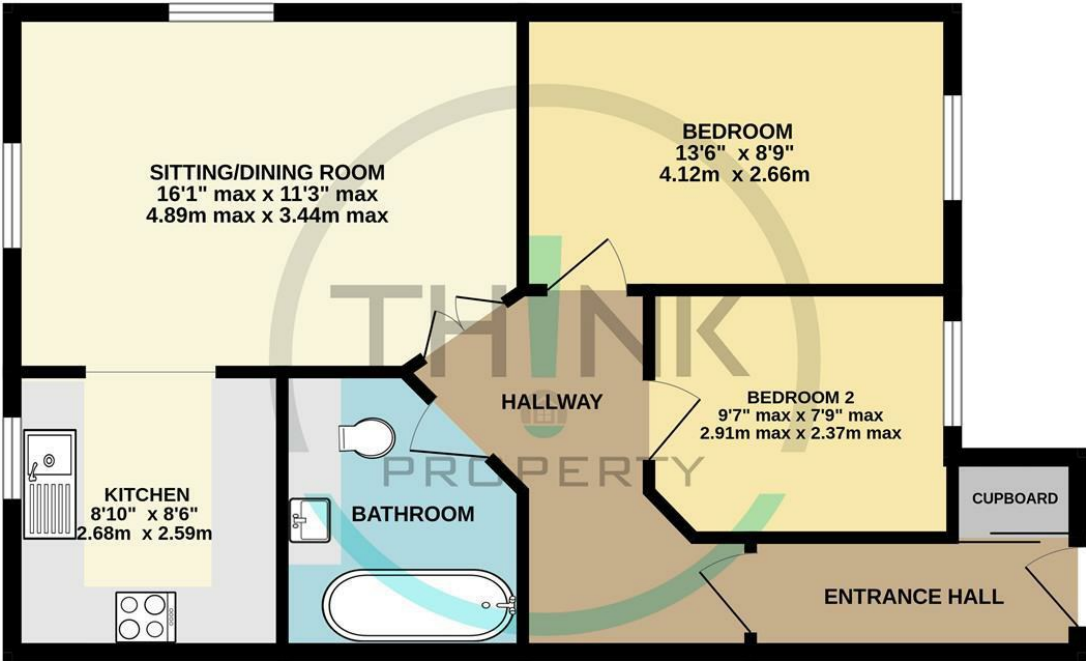
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Council Tax Band  
**C**

GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

