

LEASEHOLD



Apartment

32 RALEIGH COURT ROUEN ROAD, NORWICH, NR1 1XB

Offers In The Region Of
£150,000

FEATURES

- Second Floor Apartment
- Two Bedrooms
- Lounge and Kitchen
- Bathroom
- Parking Space
- No Onward Chain



2 Bedroom Apartment located in Norwich

Situated in the vibrant area of Rouen Road, Norwich, this charming two-bedroom apartment offers a delightful living experience. Situated on the second floor, the flat boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a hallway, there is then a bright and airy lounge, perfect for relaxation or entertaining guests. The adjoining kitchen is functional and provides ample space for culinary pursuits. The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents.

This property benefits from double glazing, which enhances energy efficiency and provides a quiet atmosphere. Electric heating ensures warmth during the cooler months, making this flat a cosy haven throughout the year. Additionally, an allocated parking space within a gated carpark adds to the convenience of urban living, allowing for easy access to your vehicle.

With no onward chain, this apartment presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. The location is ideal, with local amenities and transport links within easy reach, making it a perfect choice for those seeking a blend of comfort and accessibility.

In summary, this two-bedroom flat on Rouen Road is a wonderful opportunity to own a piece of Norwich living, combining practicality with a welcoming atmosphere. Do not miss the chance to make this lovely apartment your new home call us on 01603 338433.

Communal Entrance

With Main entrance door and stairs leading up to the property.

Entrance Hall

With front entrance door, airing cupboard housing hot water tank, doors leading to Lounge, Bathroom, Bedroom 1 and Bedroom 2.

Lounge

11'1" x 15'2"

With a radiator, window to the side aspect and door to Kitchen.

Kitchen

10'4" x 7'2"

Fitted with a range of wall, base and drawer units, sink unit, space for washing machine, space for cooker, space for under counter fridge and under counter freezer, tiled splashbacks and window to the side aspect.

Bedroom 1

10'11" x 10'8"

With fitted double wardrobe, radiator and window to the side.

Bedroom 2

10'10" x 7'8"

With window to the side, radiator, coving and wardrobe.

Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, low level WC, hand wash basin with pedestal, part tiled walls and window to the rear aspect.

Outside

1 allocated parking space within secure gated carpark

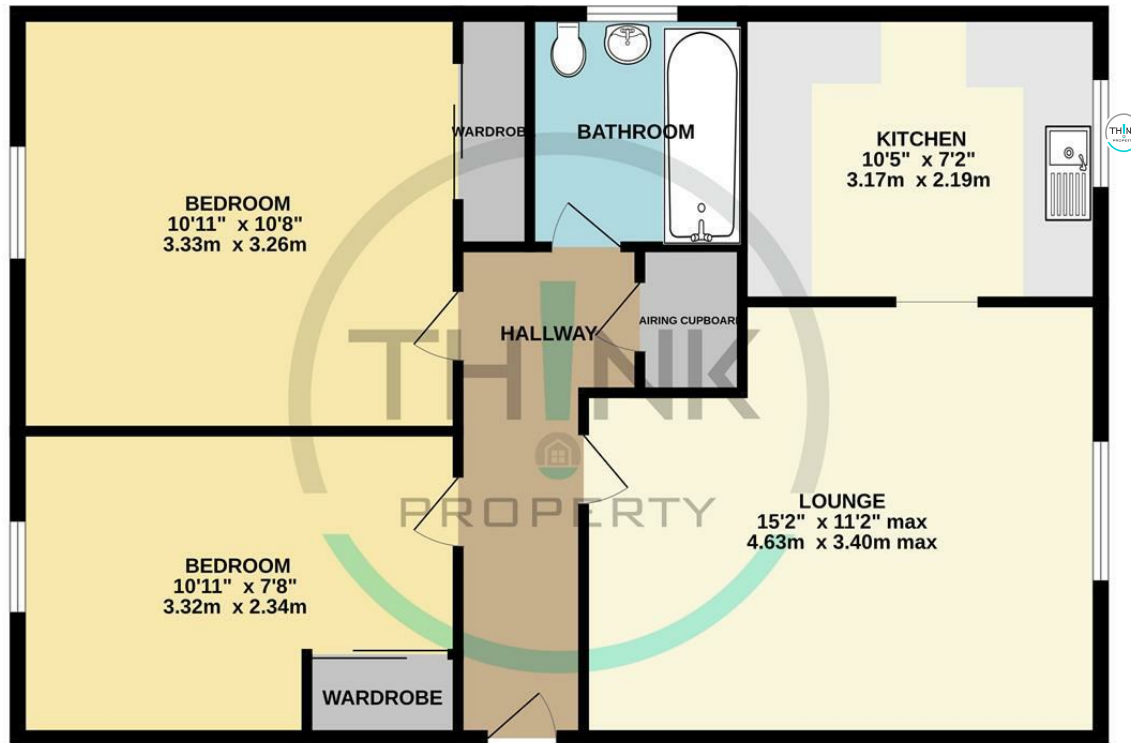
Leasehold information

The seller has informed us that they currently pay £100pcm maintenance charges. £1195 yearly for maintenance and service charges. There is no ground rent. The Property has a 999year lease and this has approximately 953 years remaining on it.



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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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Call us on

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<https://www.thinkproperty.ltd/>

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		
	71	81
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.

