



## 49 Grosvenor House 112-114 Prince Of Wales Road, Norwich

£1,250 PCM Leasehold

Minors and Brady are pleased to present this spacious two-bedroom city centre apartment. Boasting a bright and open feel with an open plan kitchen and living area, a contemporary kitchen with integrated appliances, two double bedrooms and a secure underground parking space. Norwich Train Station is conveniently located less than a 3-minute walk from the property with a range of shops, bus stops, restaurants, riverside walks and much more.



## Location

The apartment is situated in the heart of Norwich City Centre, the popular medieval city and the heart of East Anglia. Boasting a wealth of amenities within walking distance such as Norwich Train Station with great connections to London, only a short 3-minute walk away. The popular Riverside Complex is less than a 10-minute walk from the property with a range of restaurants and shops to take advantage of. Riverside Walk is located 2 minutes from the apartment, holding picturesque views. Outside the property is a bus stop which is readily accessible with a range of routes ideal for commuting, a convenience store and a post office opposite. The city provides nightlife, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a variety of parks such as James Stuart Gardens are all within close range. Also within proximity to the University of East Anglia, NHS walk-in centre, N&N University Hospital, Post Office and Rose Lane car park.

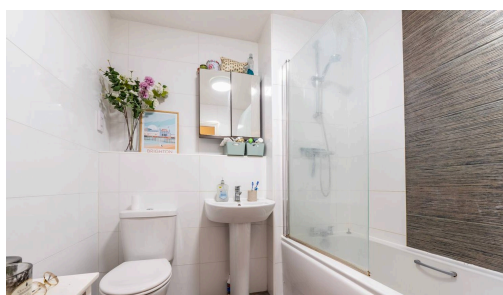


Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency  
Rating: C

EPC Environmental Impact  
Rating: C





## Prince of Wales Road, Norwich

This well-presented apartment offers a welcoming entrance hall with fitted carpet flooring, a radiator, a useful storage cupboard and access to all rooms. The cupboard is conveniently located for easy access and adds to the apartment's practicality, helping to maintain a tidy living environment. The bright open-plan living area features wood-effect flooring, spotlighting throughout, and double-glazed windows to the front, allowing plenty of natural light to fill the space. The layout offers ample room for versatile furniture arrangements, making it ideal for both relaxing and entertaining. The windows provide views to the outside, adding to the airy, open feel of the room.

The contemporary kitchen offers a practical and stylish space, featuring sleek matching wall and base units with ample storage and worktop space. A ceramic sink with a drainer and tiled splashbacks complement the modern design. The kitchen island serves as a convenient area for meals, ideal for bar stools, creating a perfect spot for casual dining or entertaining. Integrated appliances, including a fridge-freezer, washing machine, and dishwasher, provide seamless functionality while maintaining a clean, uncluttered look.

The apartment provides comfortable accommodation with two spacious double bedrooms, both featuring fitted carpet flooring and double-glazed windows to the front, allowing plenty of natural light to fill the rooms. The master bedroom benefits from built-in wardrobes with sliding doors, offering practical storage solutions, while the second bedroom provides a flexible space for various uses. The bathroom is designed for comfort, featuring a panelled bath with a shower overhead. The low-level WC and hand wash basin are elegantly integrated, and a heated towel rail adds both practicality and a touch of luxury, ensuring warmth and comfort year-round.

The apartment benefits from the convenience of an undercover allocated parking space, providing secure and sheltered parking.



631 sq.ft. (58.6 sq.m.) approx.



Sqft Excluding Hallway And Bathroom

TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

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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