



## 15 Whitworth Court, Norwich

In Excess of £180,000



# 15 Whitworth Court

Norwich

This top-floor apartment presents a fantastic opportunity for first-time buyers or investors, featuring a 127-year lease and allocated parking. Inside, the property offers a well-equipped kitchen, a spacious sitting room with dual-aspect windows, and three adaptable bedrooms, including one with an en suite. The family bathroom is complete with a bath and shower. Key features include quality flooring, smooth ceilings, and affordable service charges. Pets are only permitted with management approval, ensuring a well-maintained environment.

## The Location

Located at Whitworth court, this property enjoys a convenient and well-connected location in the popular area of Old Catton. Just a short drive from Norwich city centre, residents can easily access a wide range of shopping, dining, and entertainment options. The area is well-served by public transport links, with nearby bus routes providing easy travel around the city. Additionally, the property is close to local amenities, schools, and parks, offering a perfect balance of urban convenience and suburban living. The A140 and A1042 provide straightforward access to surrounding areas and major roadways.





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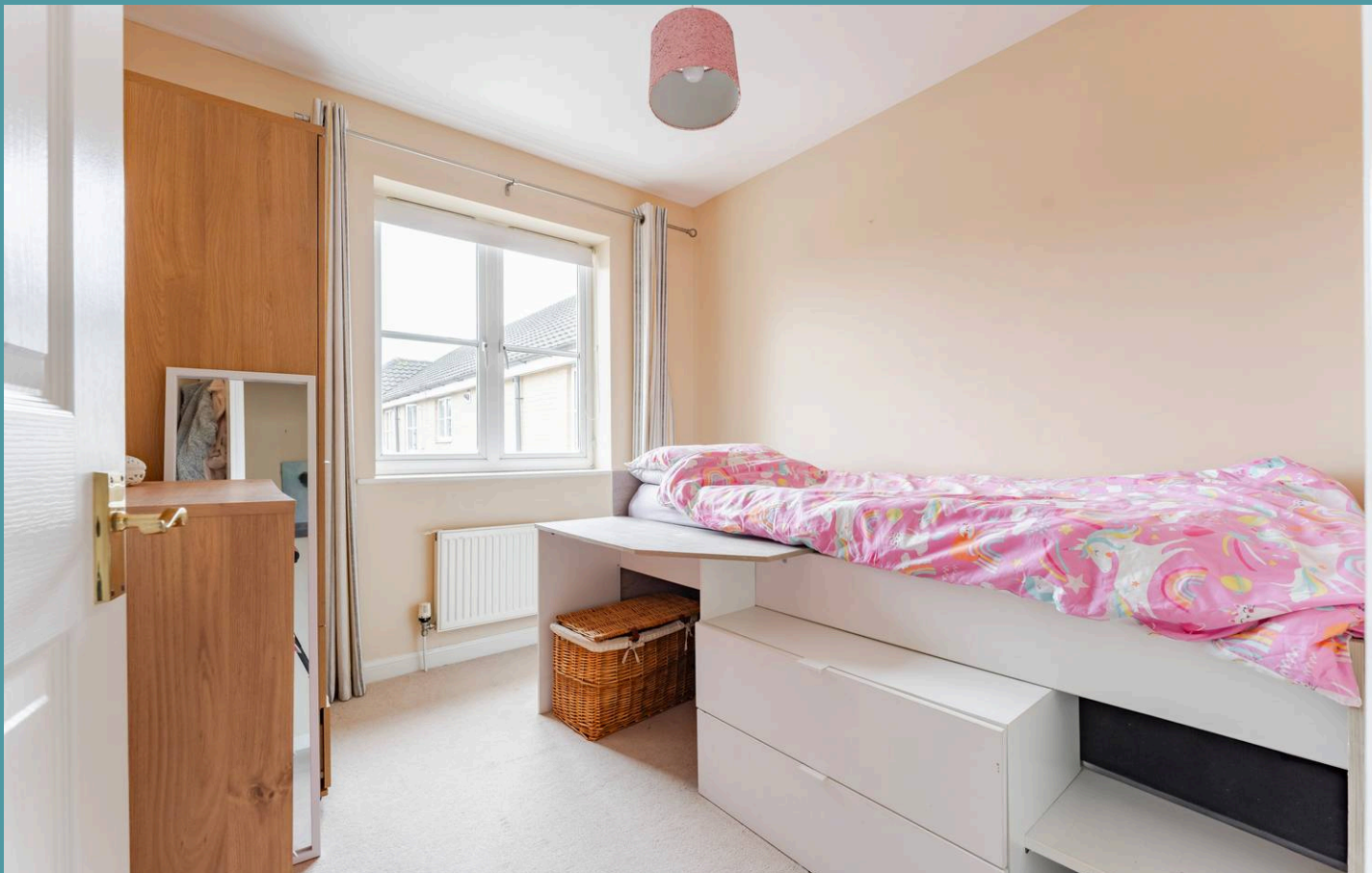
### Whitworth Court

This top-floor apartment offers an excellent opportunity for first-time buyers or investors, combining modern interiors with practical living spaces. Featuring a 127-year lease and allocated parking, the property is immaculately presented and ready to move into. The layout includes a welcoming porch and entrance hall with built-in storage.

The well-appointed kitchen boasts modern units, an integrated oven and space for essential appliances, offering both style and functionality. The generous sitting room, with dual-aspect windows, is filled with natural light and provides ample space for dining and relaxation. The accommodation is versatile, with three bedrooms, one of which can be used as a dining room or study, catering to various lifestyle needs. The main bedroom benefits from an en suite shower room, while the family bathroom includes a bath with a thermostatically controlled shower and tasteful finishes.







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Additional features include quality flooring, smooth ceilings, and thoughtful design throughout. Service charges and ground rent are on the lower side, making it a manageable option for many buyers. It's worth noting that pets are not permitted unless agreed upon by the management, ensuring a well-maintained and peaceful living environment. With its flexible layout and excellent condition, this property is an ideal choice for those seeking a stylish, low-maintenance home.

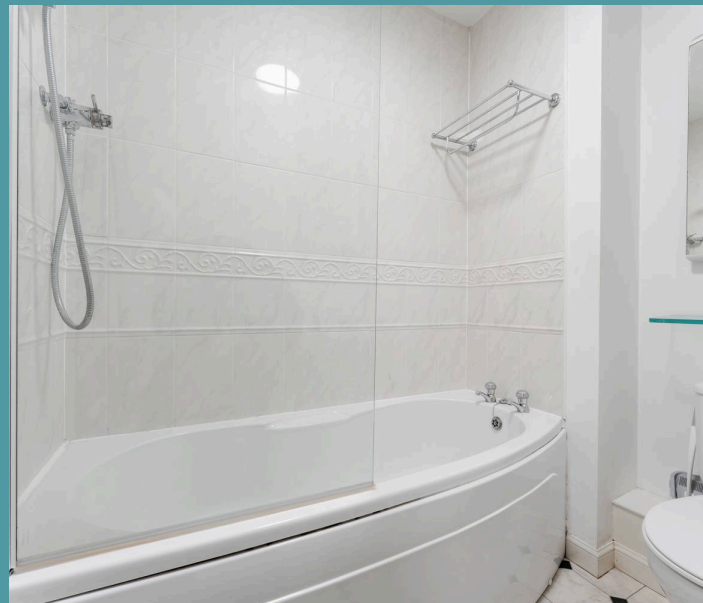
### Agents Note

Sold leasehold

Connected to all mains services.

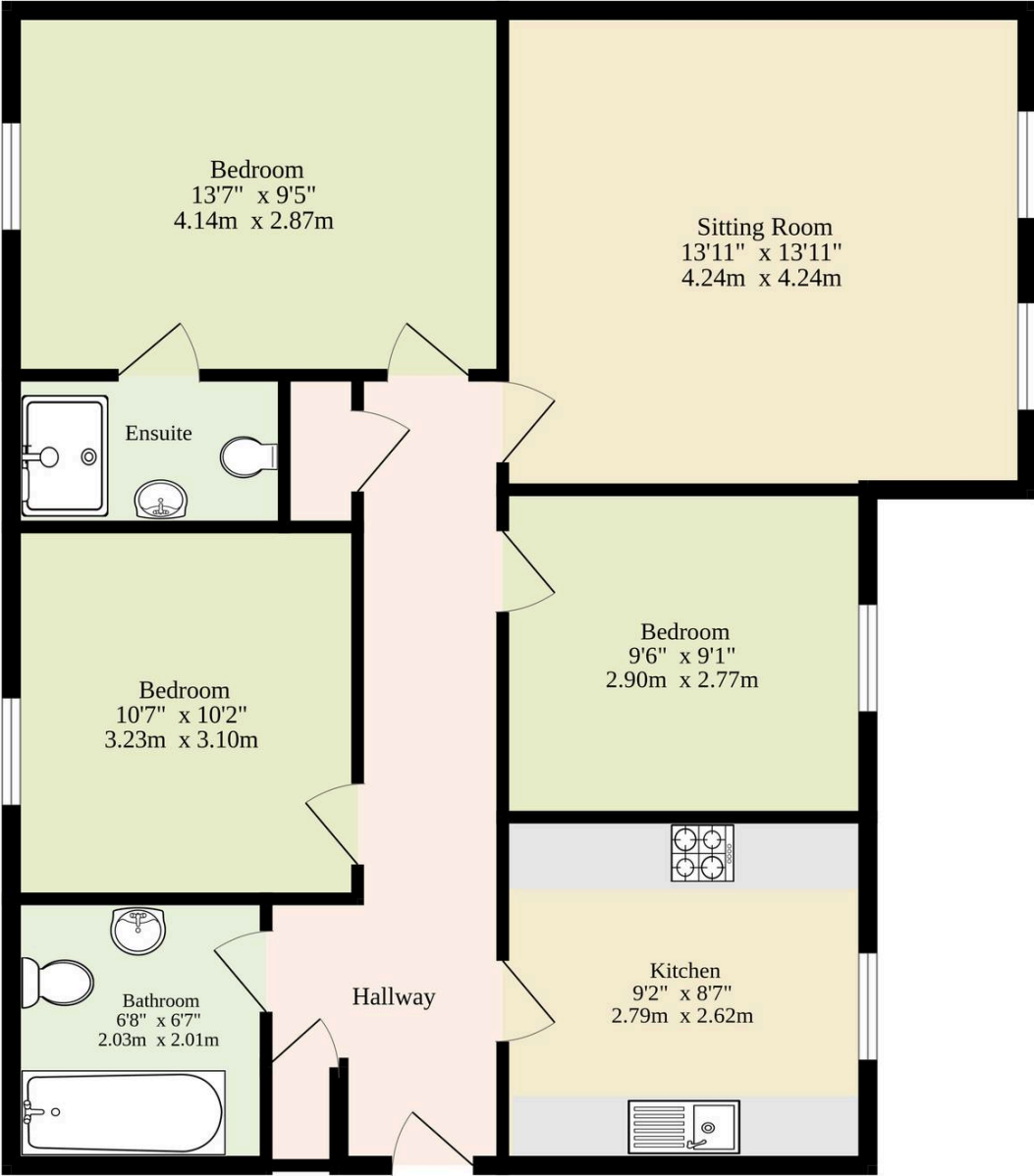
Ground Rent: £220p/a

Maintenance £1233p/a





782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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