

## 2 Great Eastern Court Lower Clarence Road, Norwich

£190,000 Leasehold

This charming ground floor flat, situated in a sought-after area of Norwich, offers a beautifully designed living space. The property boast two well-proportioned bedrooms, an open-plan kitchen and dining area, spacious lounge and dedicated parking area. This impeccably maintained property presents an ideal layout for comfortable living.

## Location

Lower Clarence Road, located in Norwich, is a well-regarded residential street situated close to the heart of the city. This area benefits from its proximity to Norwich's vibrant city centre, which offers a wide range of shopping, dining, and entertainment options. The main road provides easy access to major routes and transport links. Residents also enjoy proximity to local amenities, including schools, parks, and healthcare facilities. The nearby Riverside Entertainment Centre offers additional leisure and retail options. Lower Clarence Road's central location ensures a blend of urban convenience and a sense of community, making it a desirable place to live.

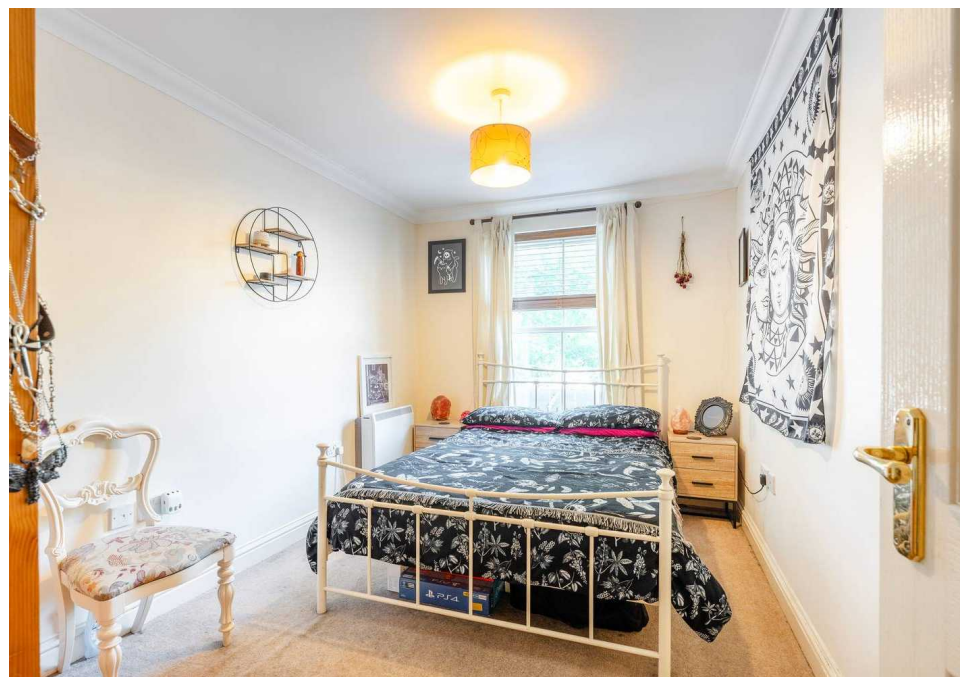


## Agents Note

We understand that the property is being sold as a leasehold. Connected to all mains such as water, electricity and drainage.

Ground Rent - £115 p/a

Tax Council Band - B



## Lower Clarence Road, Norwich

Step inside the entrance hallway, one is greeted by a bright and airy atmosphere. The spacious lounge is a focal point of the home, featuring ample natural light that fills the room and creates a warm ambience. This inviting area serves as a versatile space for relaxation and entertainment, and seamlessly flows to the kitchen. The open-plan kitchen and dining area, provides a modern and welcoming space for hosting guests or enjoying meals. The integrated kitchen is equipped with high-quality cupboards, offering functionality for meal preparation and everyday needs.

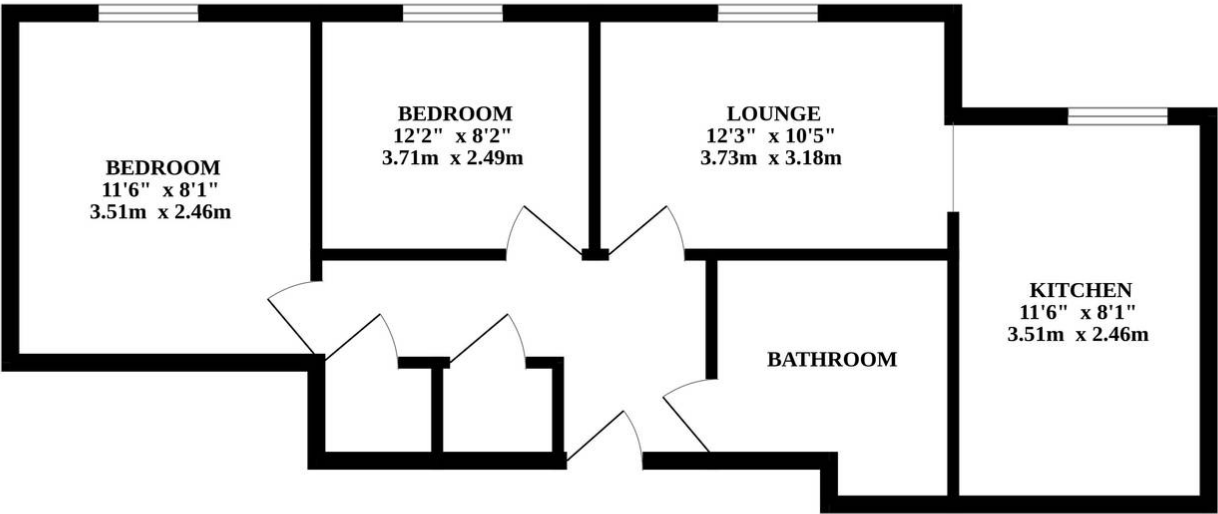
The property features two bedrooms, with the second offering versatile use, ideal for a home office, study, or additional guest room. The property further benefits from a well-appointed bathroom. The bathroom is equipped with a bathtub with a shower head, providing a convenient and versatile bathing option.

Storage is plentiful within the flat, with two built-in cupboards in the hallway. This ensures that all belongings can be neatly organised and easily accessed, contributing to a clutter-free living environment.

A dedicated parking area and private entrance enhance convenience and security for residents, offering peace of mind and hassle-free accessibility. The proximity to amenities including shops, restaurants, and transport links adds to the appeal of this property, making daily errands and social activities effortlessly achievable. Book your viewing today.



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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