



## 19 Heathgate, Norwich

Guide Price £150,000 - £160,000



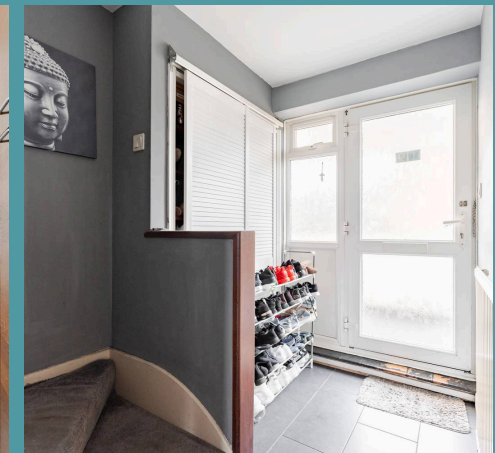
# 19 Heathgate

## Norwich

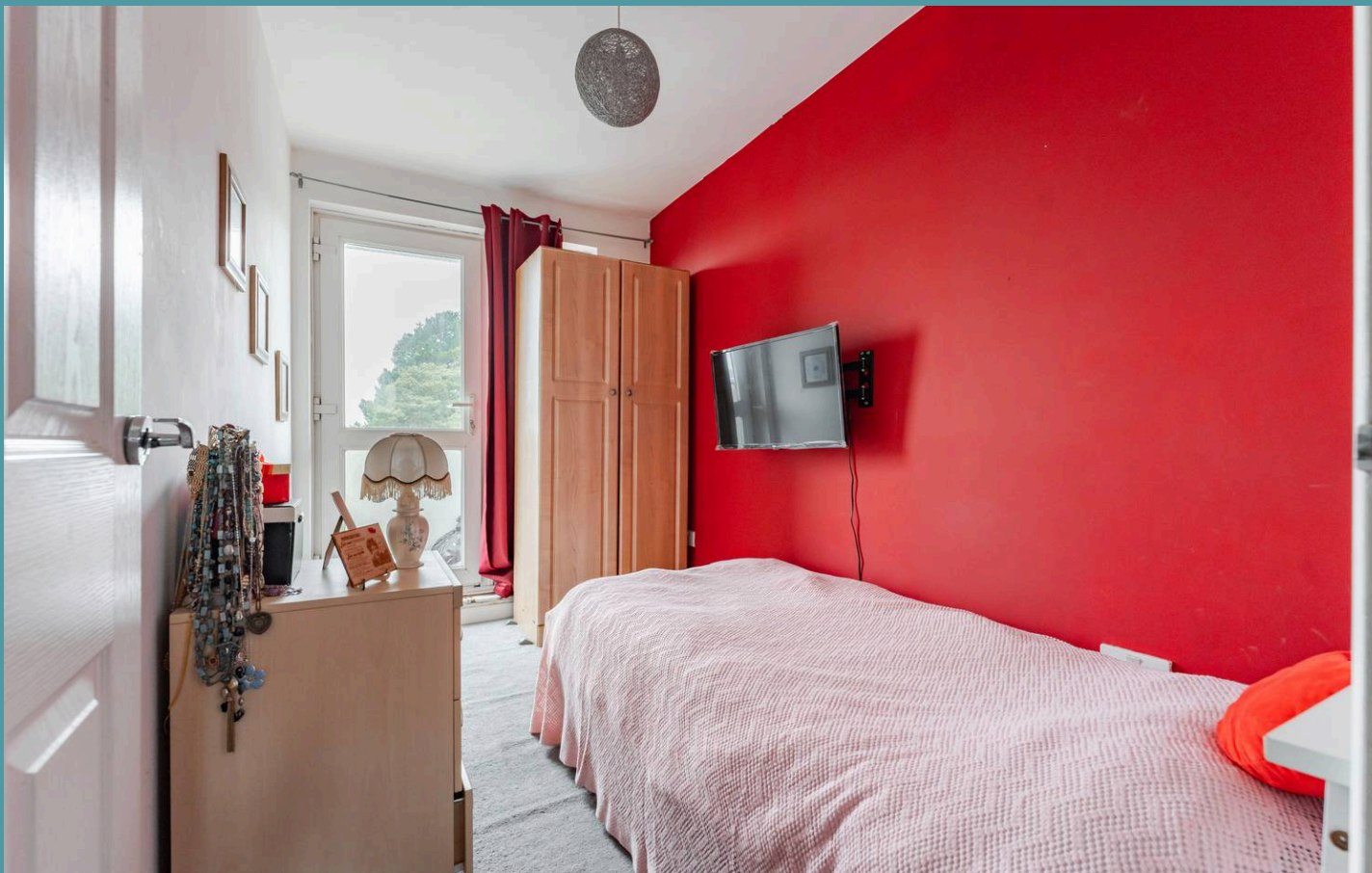
Within the thriving city of Norwich, this top-floor maisonette is an ideal choice for those seeking a contemporary urban lifestyle, a first time purchase or an investment opportunity. Showcasing an equipped kitchen/diner, a comfortable sitting room with a balcony, three bedrooms and a bathroom. Its prime location ensures you are within walking distance to the city centre, with easy access to a wide range of amenities. Acquire this maisonette to experience city living at its finest.

### Location

Norwich City Centre is a vibrant and bustling hub in the heart of Norfolk, UK. It combines a rich history with modern conveniences, offering a blend of medieval architecture, cobbled streets, and contemporary shops, restaurants, and entertainment venues. Key landmarks such as the Norwich Castle, Norwich Cathedral, and the iconic Elm Hill provide a glimpse into the city's past, while the array of shops and cafés cater to modern-day tastes. With its cultural attractions, including theatres and galleries, along with its proximity to green spaces like the Riverside Walk, the city centre is a popular destination for locals and tourists alike.





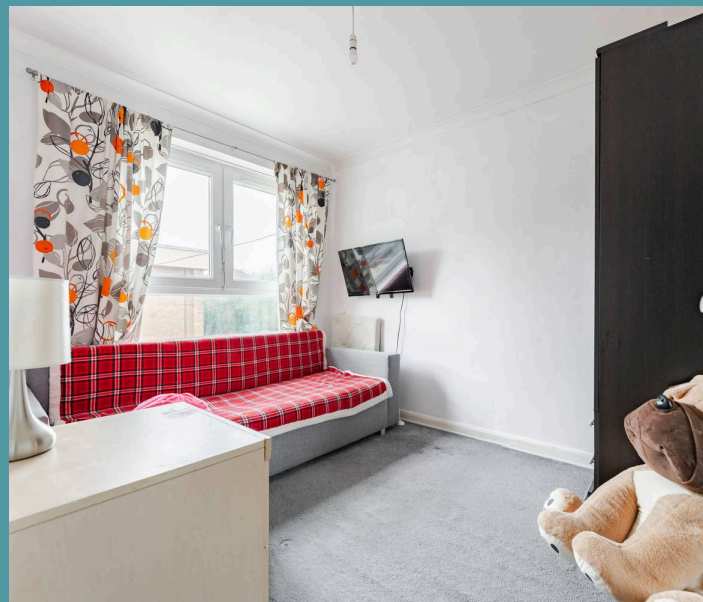
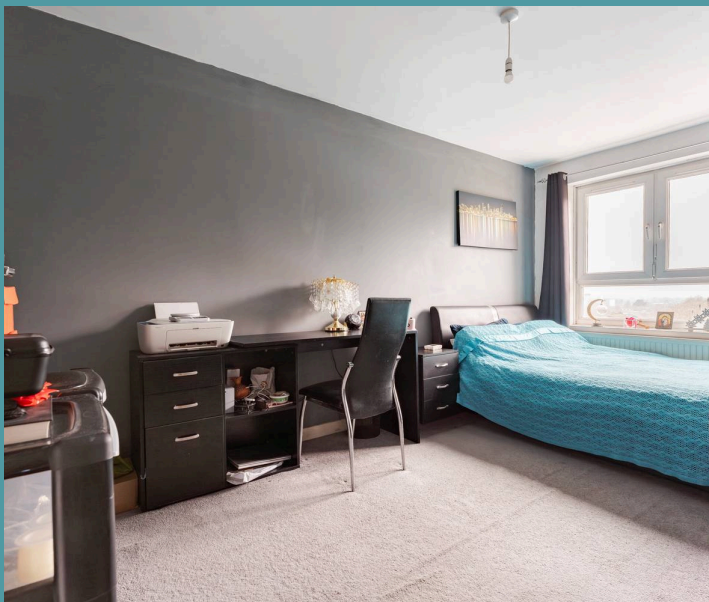


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Upon entering the apartment, you are welcomed by a hallway. The well-equipped kitchen/diner features a range of wall and base units that provide ample storage space for all your cooking essentials. The kitchen is also fitted with appliances, to be able to cook your favourite meals. Adjacent to the kitchen is the inviting sitting room for relaxation and social gatherings. The room extends onto a balcony, where you can enjoy your morning coffee whilst overlooking views that stretch across Norwich.

Ascend to the maisonette, where you will find three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom features a private balcony. The remaining bedrooms are equally spacious and offer flexibility for various living arrangements, whether for family, guests, or a home office. The bathroom comprises of a three piece suite, accommodating all residents in the household.







## 19 Heathgate

Norwich

### Agents Notes

We understand that this property is leasehold, with 85 years left on the lease.

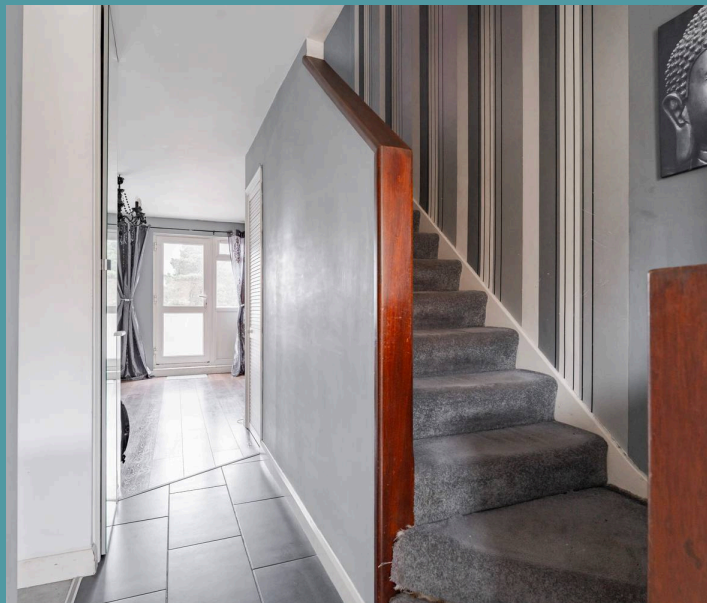
Service charges - £45pcm.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

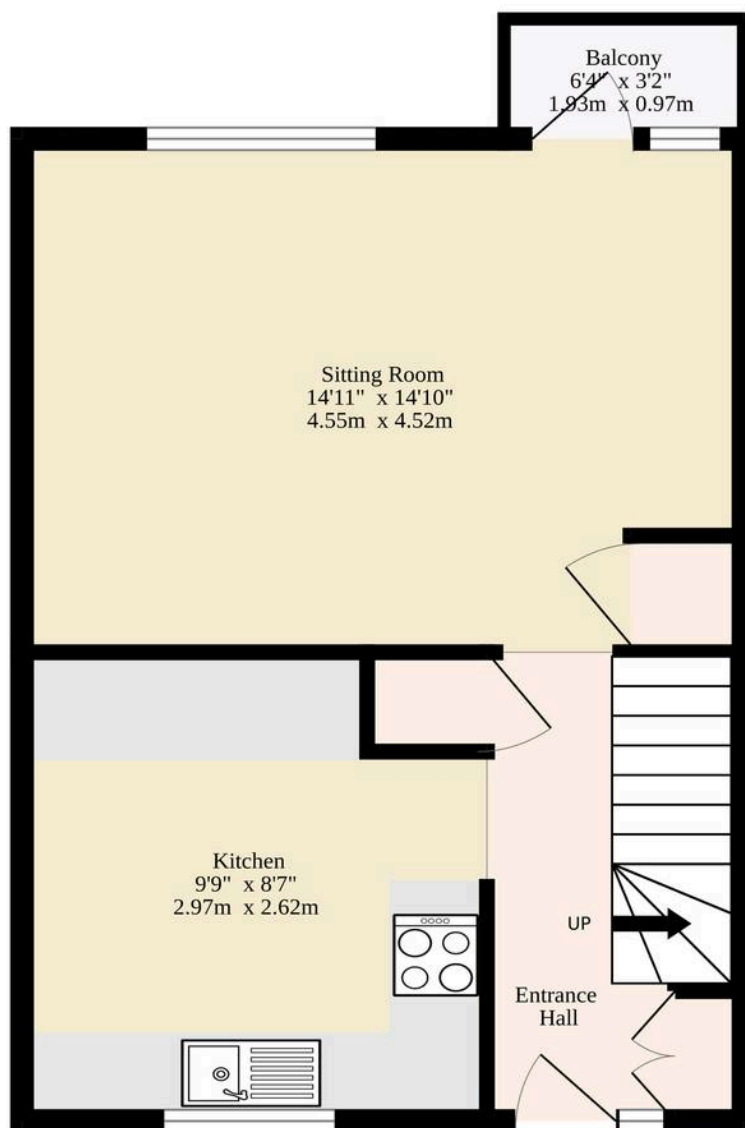
Council Tax Band: A

- Top floor maisonette within walking distance to the city centre in Norwich
- Perfect first time buy or investment purchase
- Views across the city skyline
- Well-equipped kitchen/diner, fitted with wall and base units, appliances and storage
- Comfortable sitting room inviting relaxation and entertaining, with a balcony
- Three bedrooms, one private balcony and a bathroom
- Close to shops, restaurants, the train station, healthcare facilities and education

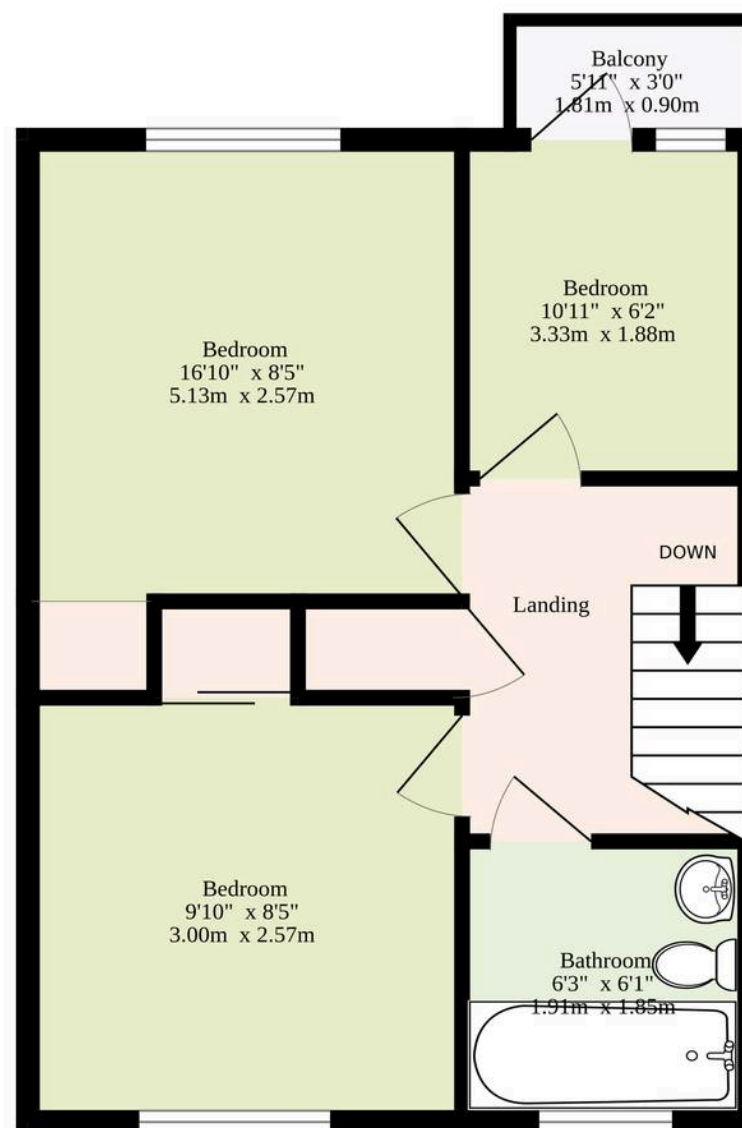




**Ground Floor**  
341 sq.ft. (31.7 sq.m.) approx.



**1st Floor**  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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