



## Flat 5, 124 Unthank Road, Norwich - NR2 2RS

£220,000 Leasehold

Situated in the highly desirable Golden Triangle of Norwich, this charming flat offers a perfect blend of character and modern comfort. Featuring two spacious double bedrooms, a separate kitchen, and a bright lounge/diner with a fireplace, the property provides a warm and inviting living space. Enjoy the convenience of off-road parking, dedicated bike storage, and a well-maintained communal garden, perfect for outdoor relaxation. Located just a short walk from independent shops, cafes, and Heigham Park, and with excellent public transport links to the city centre, this home offers the ideal mix of city living and peaceful surroundings.

## Location

Unthank Road is located in the highly desirable Golden Triangle area of Norwich, known for its vibrant community and proximity to the city centre. This part of Norwich offers a variety of independent shops, cafes, and restaurants, creating a lively atmosphere. It's also within walking distance of beautiful green spaces like Heigham Park, perfect for outdoor activities. With excellent public transport links, residents can easily access the city's heart while enjoying a peaceful yet convenient location. The area is well-regarded for its superb local amenities and a strong sense of community, making it an ideal place to live.



## Agents notes

We understand that the property will be sold leasehold, connected to mains services water, electricity, gas and drainage.

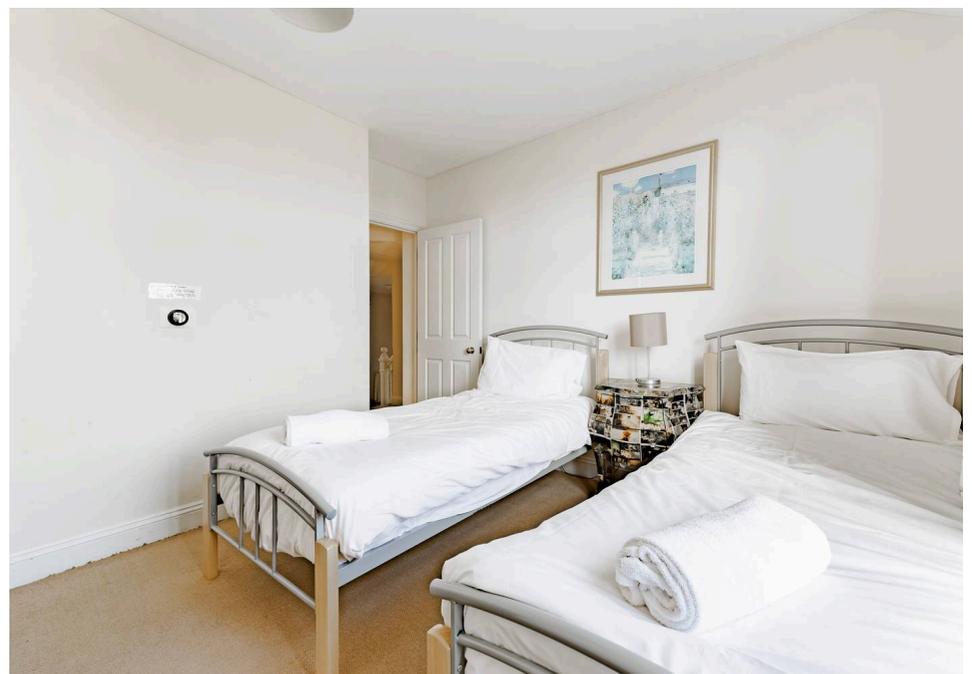
102 years remaining on the lease

Ground rent- £200 per annum

Maintenance fee- £109 per month

Heating system- Gas Central Heating

Council Tax Ban-TBC



## Unthank Road, Norwich

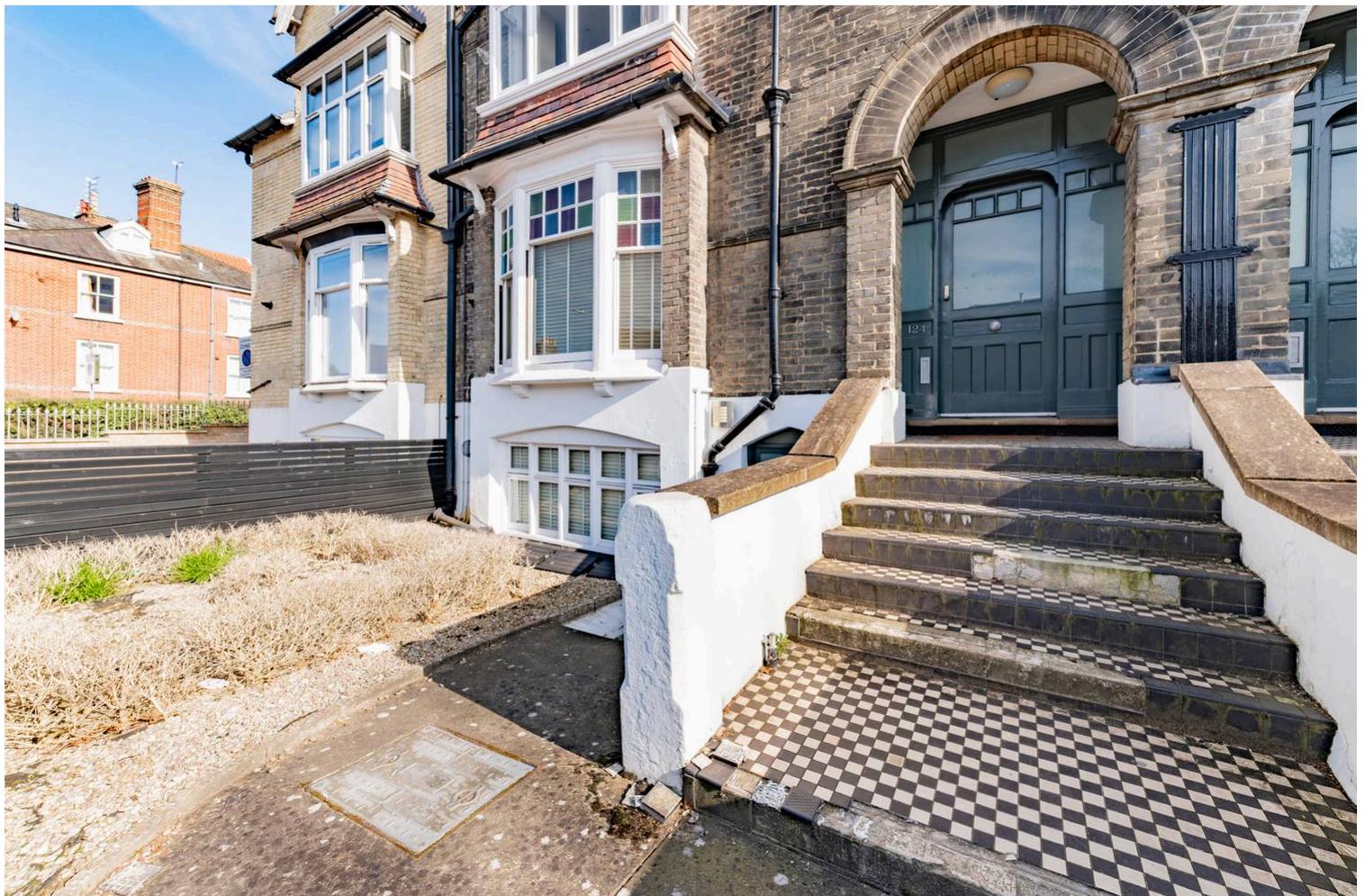
As you enter the property through the entrance hall, you are immediately greeted by the stylish and well-equipped separate kitchen. Fitted with wood effect cupboards, counter space, and a tiled backsplash, this kitchen is practical, offering a separate space that makes the most of its layout.

Moving on to the lounge/diner, you'll find a bright and airy space that is perfect for relaxing or entertaining guests. The fireplace adds a touch of warmth and character to the room, creating a cosy ambience.

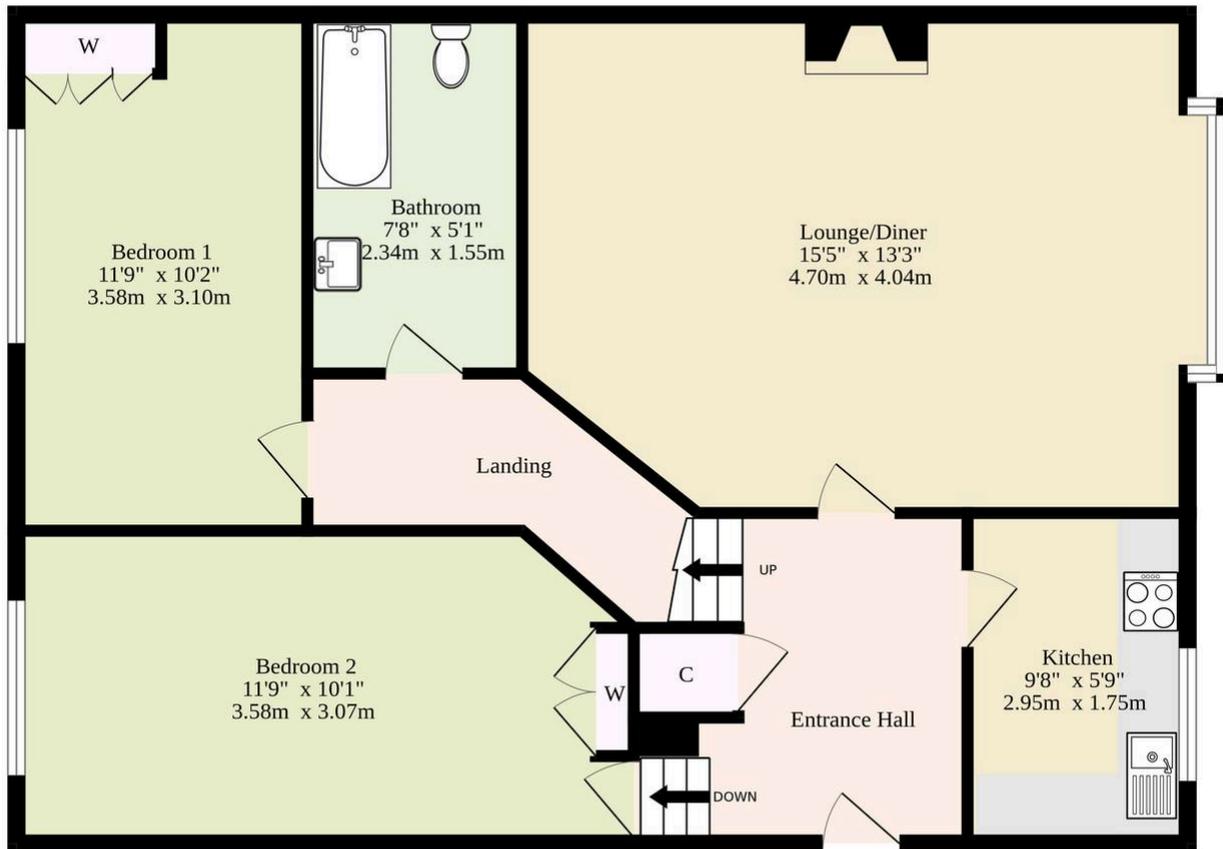
Making your way down the stairs, you'll find the first spacious double bedroom, offering plenty of room for relaxation and featuring built-in wardrobes. Another set of stairs leads you to the second double bedroom, providing ample space for guests or a home office, also with built-in wardrobes.

The family bathroom is conveniently located and features a panelled bath with an overhead shower attachment, perfect for unwinding after a long day. Tiled walls add a touch of sophistication to the space.

Outside, you'll find a well-maintained communal garden, perfect for relaxing or enjoying the outdoors. The property also benefits from off-road parking for one vehicle in a private parking area. Additionally, there is dedicated bike storage for added convenience.



645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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