



## 151 Suffolk Square, Norwich - NR2 2BW

£120,000 Leasehold

Presenting this well-presented one-bedroom maisonette, perfect for first-time buyers or as a sound investment. It features a modern kitchen and bathroom, with a bright, spacious living area that offers stunning views of the city. The property also benefits from parking and is ideally located within walking distance of the city centre, with easy access to shops, cafes, and restaurants.



## Location

Suffolk Square is a desirable location in Norwich, offering a vibrant and accessible area with both residential and commercial spaces. It is ideally situated for easy access to the city centre, with a variety of shops, cafes, and restaurants just a short walk away. The nearby transport links provide convenient connections to local bus routes and Norwich railway station, making it ideal for commuters. The area is also close to green spaces, offering a peaceful retreat from the hustle and bustle of city life. This mix of convenience and comfort makes Suffolk Square an attractive place to live.



## Agents notes

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

88 years left on the lease

Ground rent- £10 per annum

Maintenance fee- £520 per annum

Renewal of charges in December

Heating system- Gas Central Heating

Council Tax Band- A





## Suffolk Square, Norwich

Enter through a welcoming porch and make your way upstairs to the landing, which offers ample cupboard space for convenient storage.

Stepping into the stylish lounge, you are greeted by abundant natural light streaming in through generously sized windows, while modern wallpaper adds a touch of sophistication.

The kitchen is a modern and practical space, featuring fitted cupboards, ample counter space, and a convenient pantry, all while offering stunning city views.

Moving through to the expansive double bedroom, one is immediately struck by the thoughtfully designed space, which is both bright and spacious. A separate corner within the bedroom provides the perfect nook for a vanity area or study space, catering to various lifestyle needs.

A modern, tiled family bathroom with a panelled bath and overhead shower attachment offers both style and practicality. Its sleek design complements the overall aesthetic of the property.

Throughout, the home benefits from double glazing, ensuring a comfortable and quiet living environment.

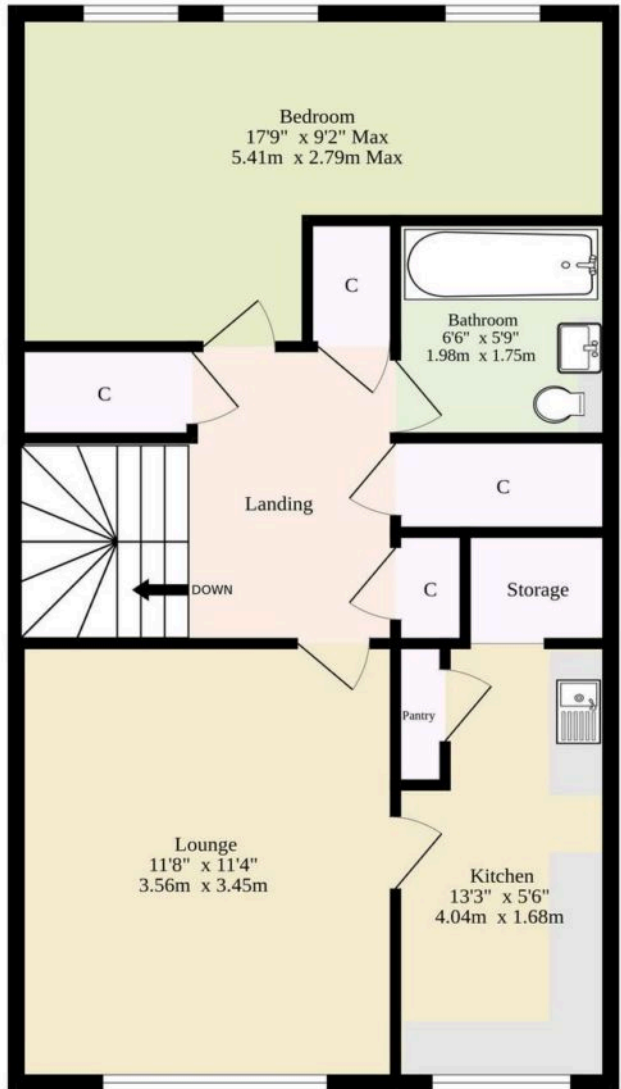
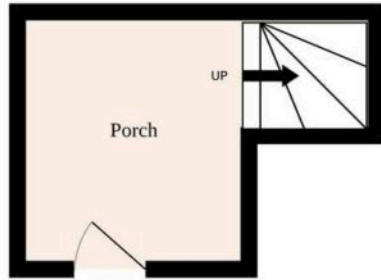
Additionally, residents parking is available.

For those looking for an investment opportunity, our lettings team has provided an estimated rental value of £1000 pcm. This would offer a yield of around 10%. For further information, please contact our sales or lettings teams.



Basement  
21 sq.ft. (2.0 sq.m.) approx.

Ground Floor  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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