



Flat 2, Yare Court 22A Yarmouth Road, Norwich - NR7 0EF

£200,000 Leasehold

Views over the River Yare provide a stunning backdrop to this well-presented ground-floor apartment. Situated in the desirable Thorpe St Andrew area, the property enjoys easy access to Norwich Station, the city centre, and a range of local amenities. The spacious interior features a bright lounge diner, a well-equipped U-shaped kitchen, and two generous double bedrooms, all in excellent decorative order. Additional benefits include secure coded entry, an allocated parking space, and the option to acquire mooring rights. With a long lease, low ground rent costs, and no onward chain, this is an ideal opportunity for first-time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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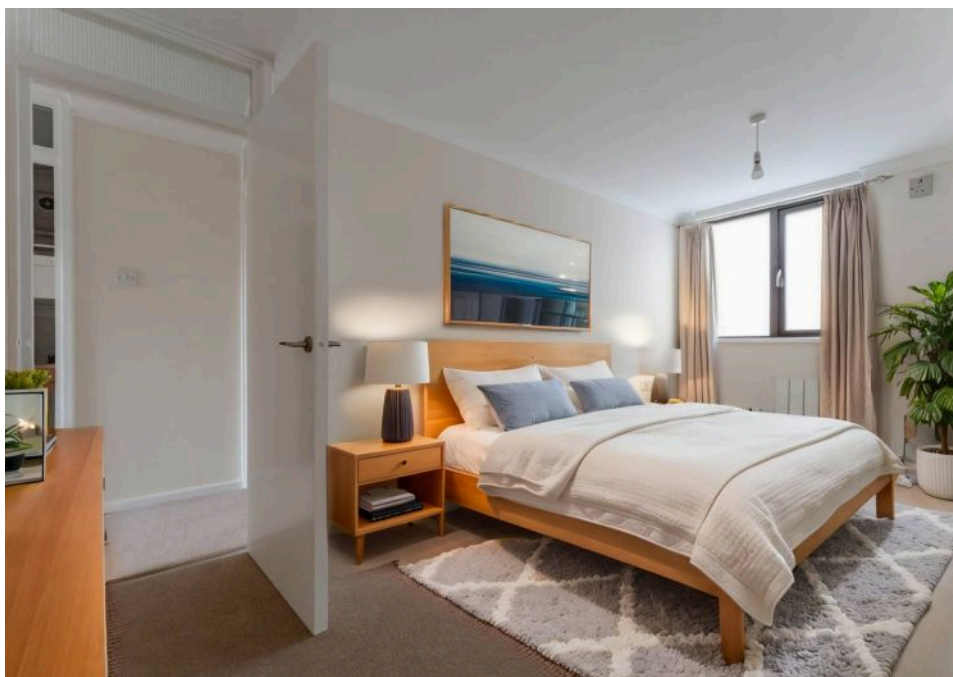
The Location

Situated at Yare Court, this property enjoys a prime location offering a balanced lifestyle. Residents can indulge in leisurely walks along the scenic River Yare. With convenient bus links to the city, excellent schooling options catering to all ages and nearby cafes and shopping options including Sainsbury's, the location is thoughtfully designed for everyday convenience.

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For those commuting, easy access to both the NDR (Northern Distributor Road) and the A47 ensures seamless travel to various destinations. This well-rounded location at Yarmouth Road provides an ideal setting for a diverse range of lifestyles.

Yare Court

Set on the banks of the River Yare, this beautifully presented ground-floor apartment offers move-in-ready living with picturesque water views. Located in the sought-after area of Thorpe St Andrew, the property provides a perfect balance of peaceful riverside surroundings and excellent access to Norwich Station and the City Centre. With a wealth of local amenities just a short walk away, this apartment is ideal for those seeking both convenience and a scenic setting.

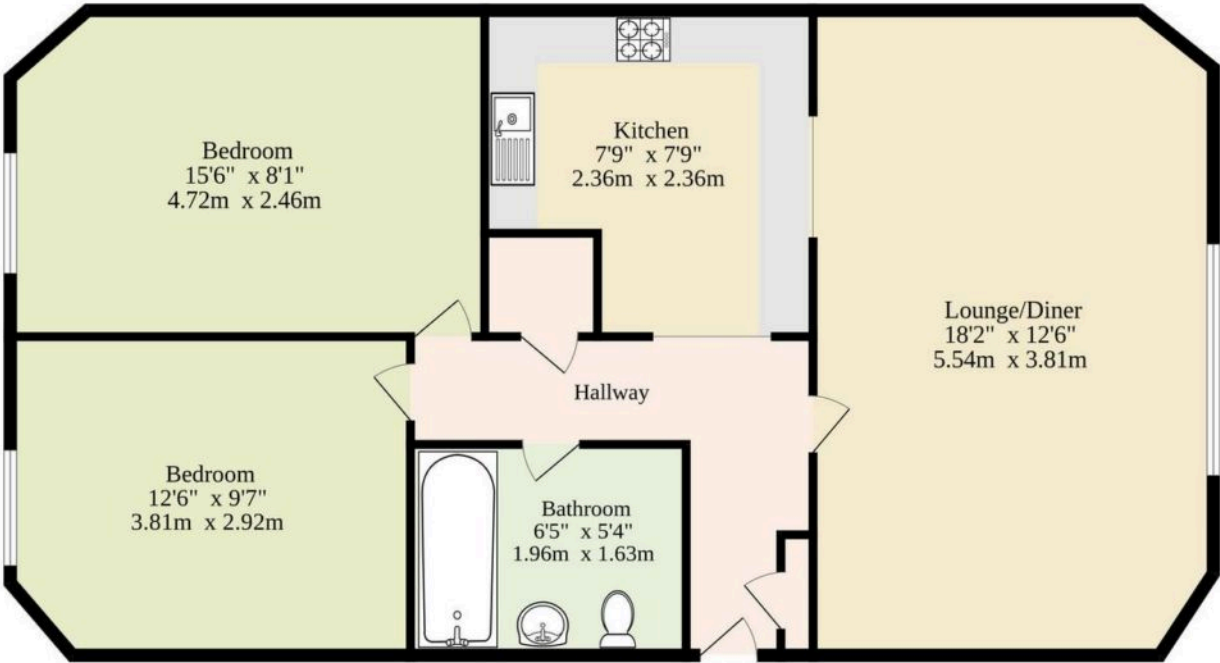
Designed for comfort and practicality, the well-laid-out interior features a spacious lounge diner that enjoys plenty of natural light, creating an inviting space for relaxation or entertaining. The U-shaped kitchen is both functional and stylish, offering ample storage and worktop space.

Two generous double bedrooms provide flexibility for couples or those needing a guest room or home office. The apartment is in excellent decorative order throughout, ensuring a seamless transition for its next owner.

Further benefits include secure entry with coded access, an allocated parking space, and the rare opportunity to acquire mooring rights—perfect for boating enthusiasts. A particularly attractive feature is the long lease, ensuring peace of mind for years to come, alongside low ground rent costs that enhance affordability.



Apartment
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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