



9 Gordon Square, Norwich

In Excess of £150,000

9 Gordon Square

Norwich

Set within a prime location, just a short distance from Norwich city centre, lies this ground floor flat offering convenience, with a modern style. Showcasing a range of recent upgrades, including a brand new boiler, radiators, consumer unit, security doors, bathroom suite and updated decor, within its open-plan living/dining room, equipped kitchen, two bedrooms and a bathroom. Externally, you will find communal gardens that are well-kept, a private storage shed, a car park and on-road permit parking. Don't miss the opportunity to acquire this flat and experience the city lifestyle it has to offer.

Location

Norwich, NR1, is a vibrant and historic area located in the heart of Norwich, Norfolk. Known for its rich cultural heritage, the NR1 postcode covers the city centre and surrounding neighbourhoods, making it a hub for shopping, dining, and entertainment. Visitors and residents alike enjoy the charming streets lined with historic buildings, including the iconic Norwich Castle and Norwich Cathedral. The area also features a variety of independent shops, cafés, and restaurants, as well as larger retail outlets. NR1 is well-connected by public transportation, with a short walk to the train and bus station, making it an ideal base for exploring both the city and the wider Norfolk region. The River Wensum runs through the area, adding to its picturesque setting.





9 Gordon Square

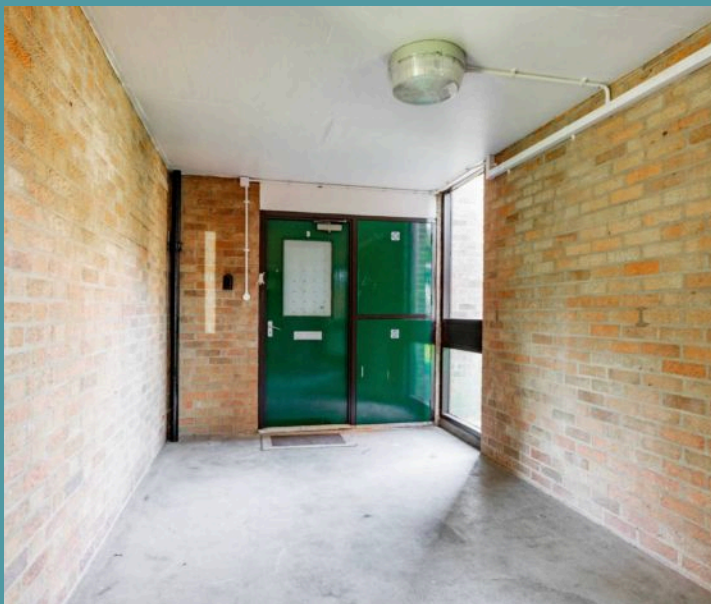
Norwich

Upon entering, you are welcomed by a bright and airy open living/dining room that sets the tone for relaxation and entertainment. The interior has been thoughtfully updated with a modern design aesthetic, complemented by natural light that floods through the windows. The kitchen is a highlight of the property, featuring a range of wall and base units providing ample storage space. Integrated appliances ensure a seamless and efficient cooking experience, to be able to cook your favourite meals.

The accommodation comprises two bedrooms, both of which offer comfortable and private spaces for rest and relaxation. The brand new contemporary bathroom suite is a luxurious addition, providing a sleek suite that accommodates all residents in the household.



Recent improvements include a brand new boiler and radiators, ensuring warmth and comfort throughout the property. New security doors with key fob entry provide peace of mind, while the communal gardens are well-kept and offer a serene setting for outdoor relaxation. A private external storage shed provides additional space for belongings. Parking is made easy with a car park on the premises and on-road permit parking available for residents. A new consumer unit and electrics have been recently checked, guaranteeing safety and functionality within the property.



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Norwich, Norwich

Agents notes

We understand that this property is leasehold, with 88 years left on the lease.

Ground rent - £10.

Maintenance fee - 2023/24 approx £831.25.

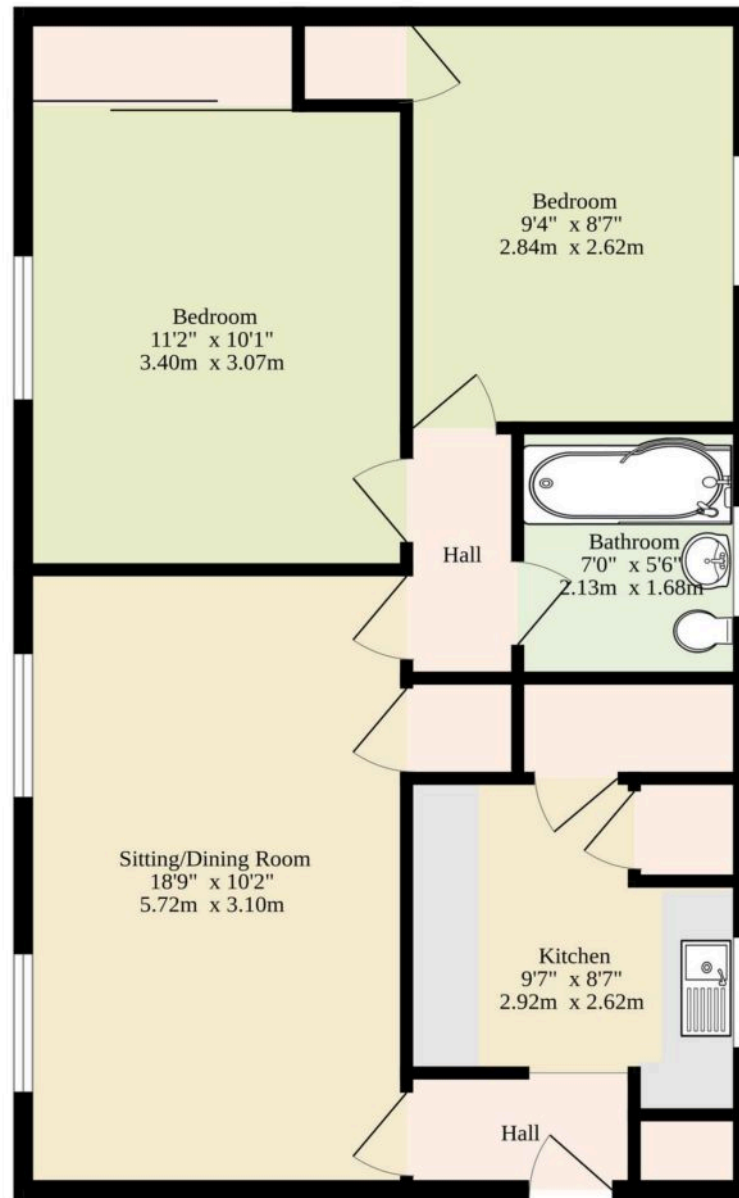
Connected to mains water, electricity, gas and drainage.

Heating system installed in January 2025.

Council tax band: A

- Ground floor flat within walking distance to Norwich city centre
- Brand new boiler and radiators
- New security doors with key fob entry
- Updated interior with a modern design
- Open living/dining room inviting relaxation and entertaining
- Kitchen equipped with wall and base units, integrated appliances and storage
- Two bedrooms and a brand new contemporary bathroom suite
- Well-kept communal gardens with a private external storage shed
- A car park and on-road permit parking available
- New consumer unit and electrics recently checked

548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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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