



## 18 Unicorn Yard, Norwich

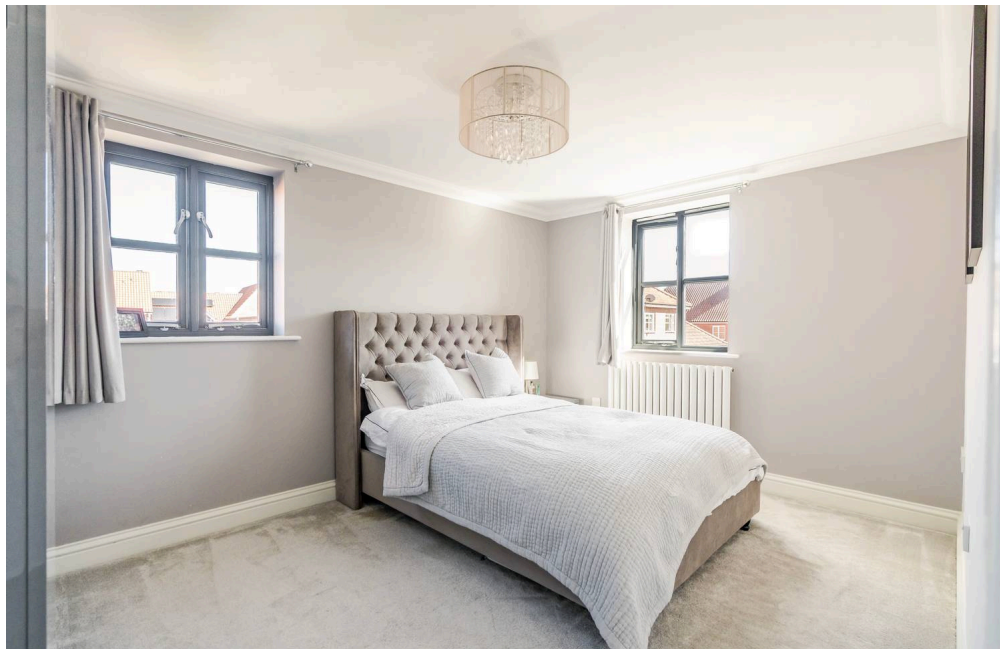
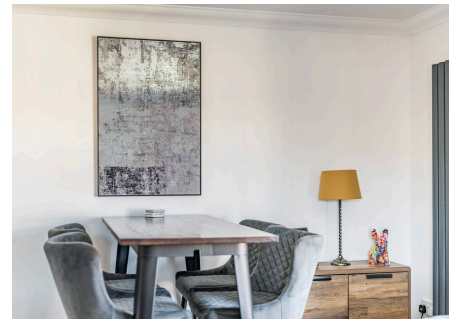
OIEO £240,000 Leasehold

This tastefully renovated 2-bedroom apartment is an ideal space for first-time buyers, professionals, or investors seeking a contemporary urban retreat. Boasting close proximity to the bustling city, this residence offers a blend of convenience and modern living. This apartment presents a unique opportunity to own a beautiful home in a sought-after location. Viewing is highly recommended to appreciate the quality and convenience this property has to offer.



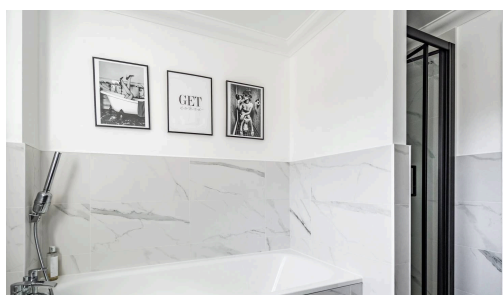
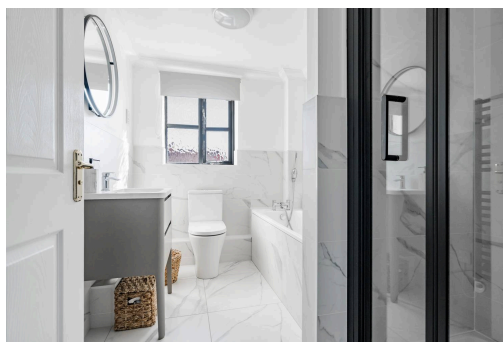
## Location

Nestled in the heart of Norwich's vibrant NR3 district, Unicorn Yard offers a perfect blend of city convenience and charming surroundings. Situated just a short stroll from the historic Norwich Lanes and the bustling city centre, this location provides easy access to an array of independent cafes, award-winning restaurants, and boutique shops. The picturesque River Wensum is nearby, offering scenic walks and tranquil green spaces. Excellent transport links connect you effortlessly to the wider city and beyond, making it ideal for professionals, families, and investors alike. With a strong community feel and a thriving local scene, Unicorn Yard is a sought-after spot for those looking to enjoy the best of Norwich living.



## Unicorn Yard

Upon entering the apartment, you are greeted by a well-appointed entrance hall featuring additional storage space, setting a practical tone for the rest of the home. To the left, a generous 16ft lounge/diner awaits, flooded with natural light from dual-aspect windows, creating a welcoming ambience for relaxing or entertaining.





The heart of the home lies in the high-spec kitchen/breakfast area, complete with integrated appliances that cater to both functionality and style. The herringbone LVT flooring adds a touch of elegance, seamlessly connecting the living and dining spaces.

The apartment boasts designer electric radiators that offer efficient heating throughout, ensuring comfort during the cooler months. The bedrooms are well-proportioned, offering ample space for relaxation, work, or storage, fulfilling the needs of a modern urban lifestyle.

The modern four-piece bathroom provides a spa-like retreat, featuring contemporary fixtures and finishes that enhance the overall appeal of the residence. Residents will appreciate the convenience of allocated parking, ensuring easy access to their vehicle within the property grounds.

Nestled in a quiet location, this apartment offers a tranquil escape from the hustle and bustle of city life while remaining well-connected to amenities and transport links. The property has been meticulously designed and updated to a high standard, reflecting a sophisticated aesthetic that exudes comfort and style.

#### Agents Notes

We understand this property will be sold leasehold, with 100+ years remaining on the lease.

Ground rent - £150 p/a | Maintenance fee - £1400 paid every 6 months

Council Tax band: C

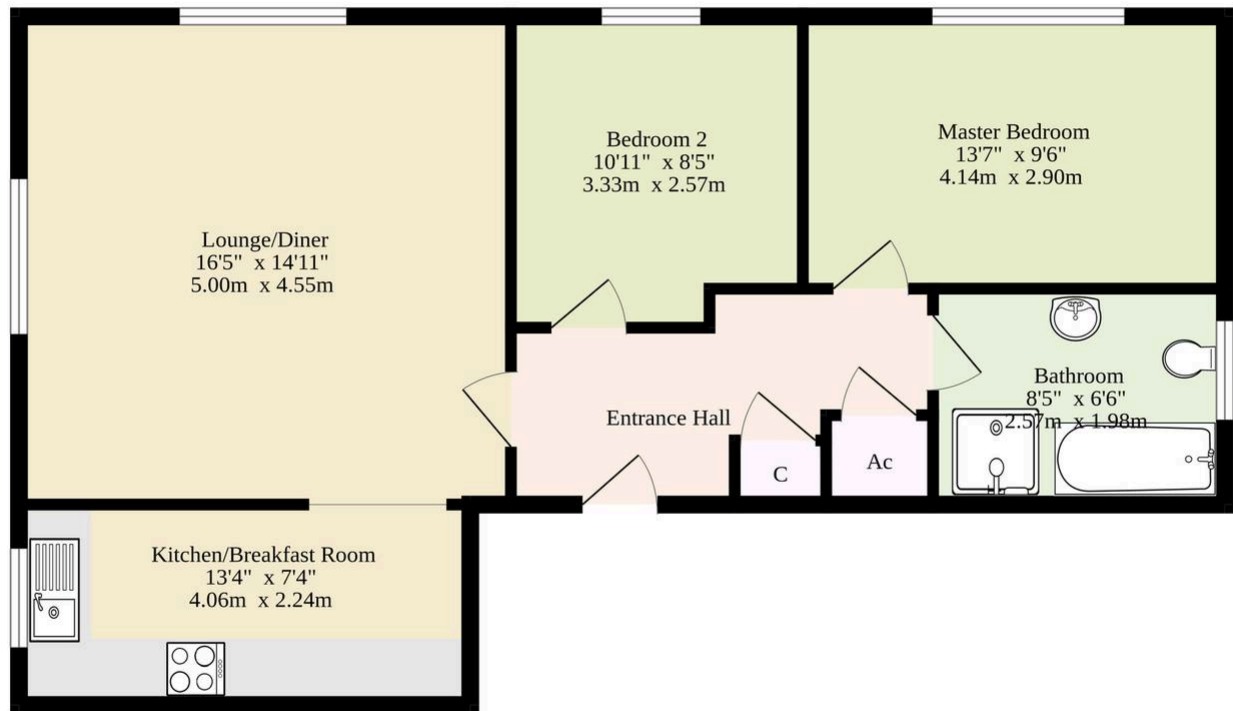
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



**Ground Floor**  
**679 sq.ft. (63.1 sq.m.) approx.**



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.  
Made with Metropix ©2025