

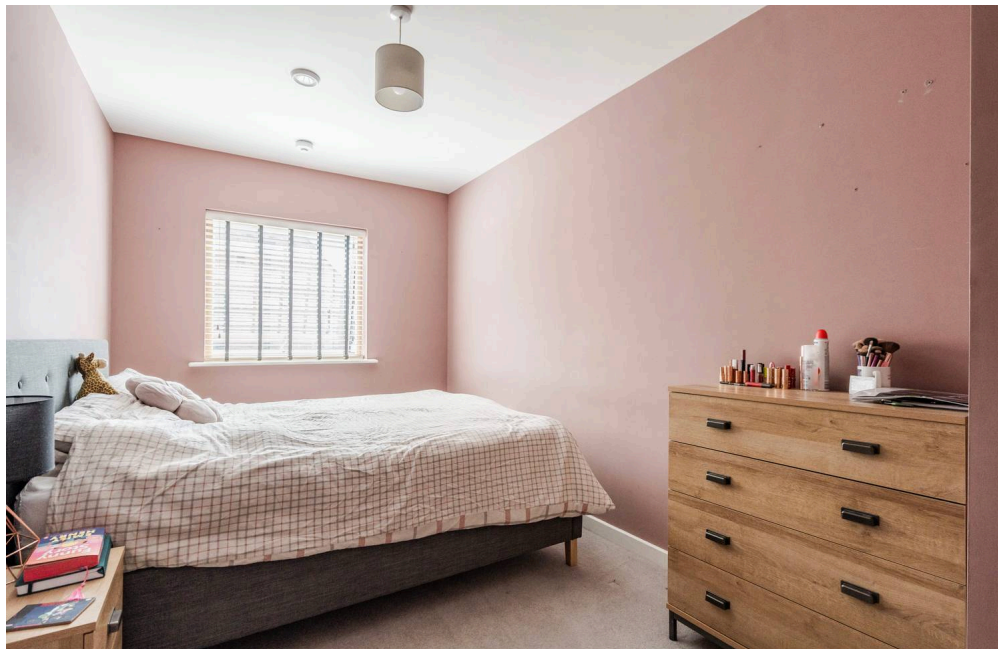
30 Austin House King Street, Norwich - NR1 1FW

£94,000 Leasehold

Located in a prime position within easy walking distance of Norwich's vibrant city centre, this well-presented two-bedroom flat offers a superb opportunity for first-time buyers or investors alike. Turn-key ready and available for full purchase or shared ownership at 40%, the property features a spacious open-plan kitchen/living area with a contemporary fitted kitchen, a private balcony, and a modern family bathroom. With secure, allocated parking, excellent transport links, and a location close to the River Wensum and local amenities, this apartment delivers both comfort and convenience in a well-maintained development.

Location

Austin House is superbly positioned in one of Norwich's most historic and desirable locations, just a short stroll from the vibrant city centre. Set along the well-regarded King Street and close to the scenic River Wensum, the area offers access to peaceful riverside walks and nearby green spaces. Excellent transport connections, including Norwich Train Station and regular bus services, ensure easy travel throughout the city and beyond. Residents benefit from a diverse array of nearby amenities, including cafes and restaurants, independent shops, and cultural landmarks such as Norwich Cathedral and the Riverside entertainment complex. A strong community spirit, creative hubs, and regular local events further enhance the appeal of this dynamic location.



Agents notes

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

40% shared ownership with potential to purchase 100%

997 Years remaining on the lease

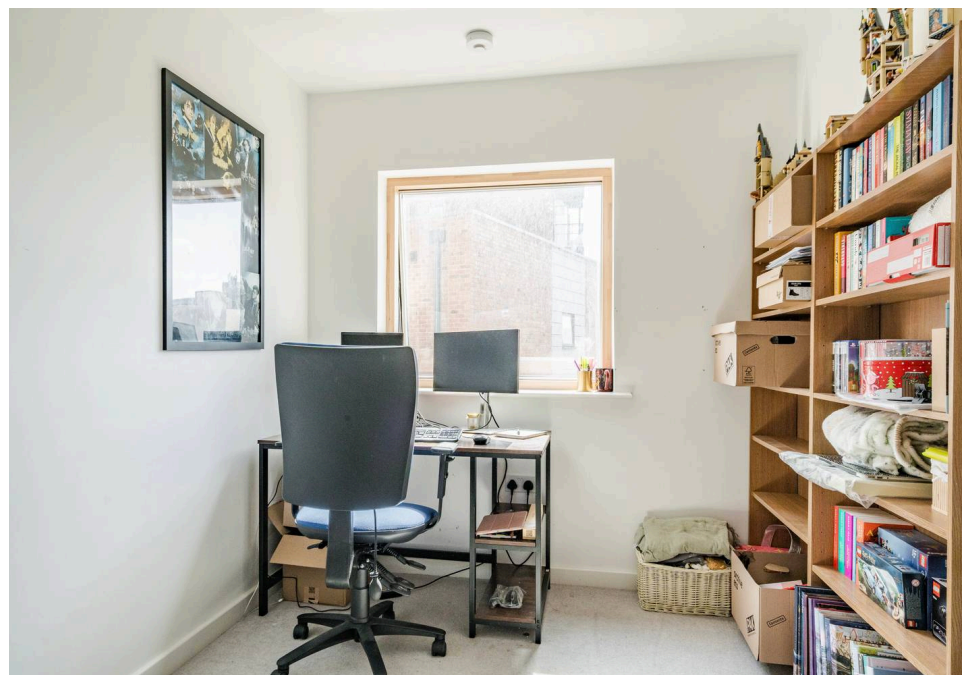
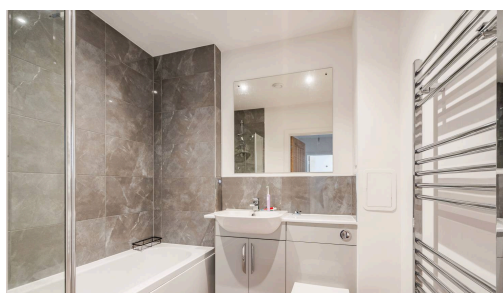
Ground rent: £341.43 per month

Maintenance fee: £146.25 per month

Charges reviewed annually

Heating system- Storage Heaters

Council Tax Band- C



King Street, Norwich

Upon entering the apartment, you are welcomed into a hallway that includes a conveniently located storage cupboard — ideal for coats, shoes, or household essentials.

From here, step into the bright and generously sized open-plan kitchen/living room. This inviting space features wood-effect flooring and a contemporary fitted kitchen equipped with modern cabinetry, an integrated oven, hob, extractor fan, and practical worktop space. A door leads out to a private balcony — perfect for enjoying a morning coffee or some fresh air.

Continuing through the apartment, you'll find two spacious bedrooms. The principal bedroom is a comfortable double, while the second is also generously sized, offering a versatile space suitable for use as a guest room, home office, or nursery. Both rooms are finished with soft carpet underfoot to enhance comfort.

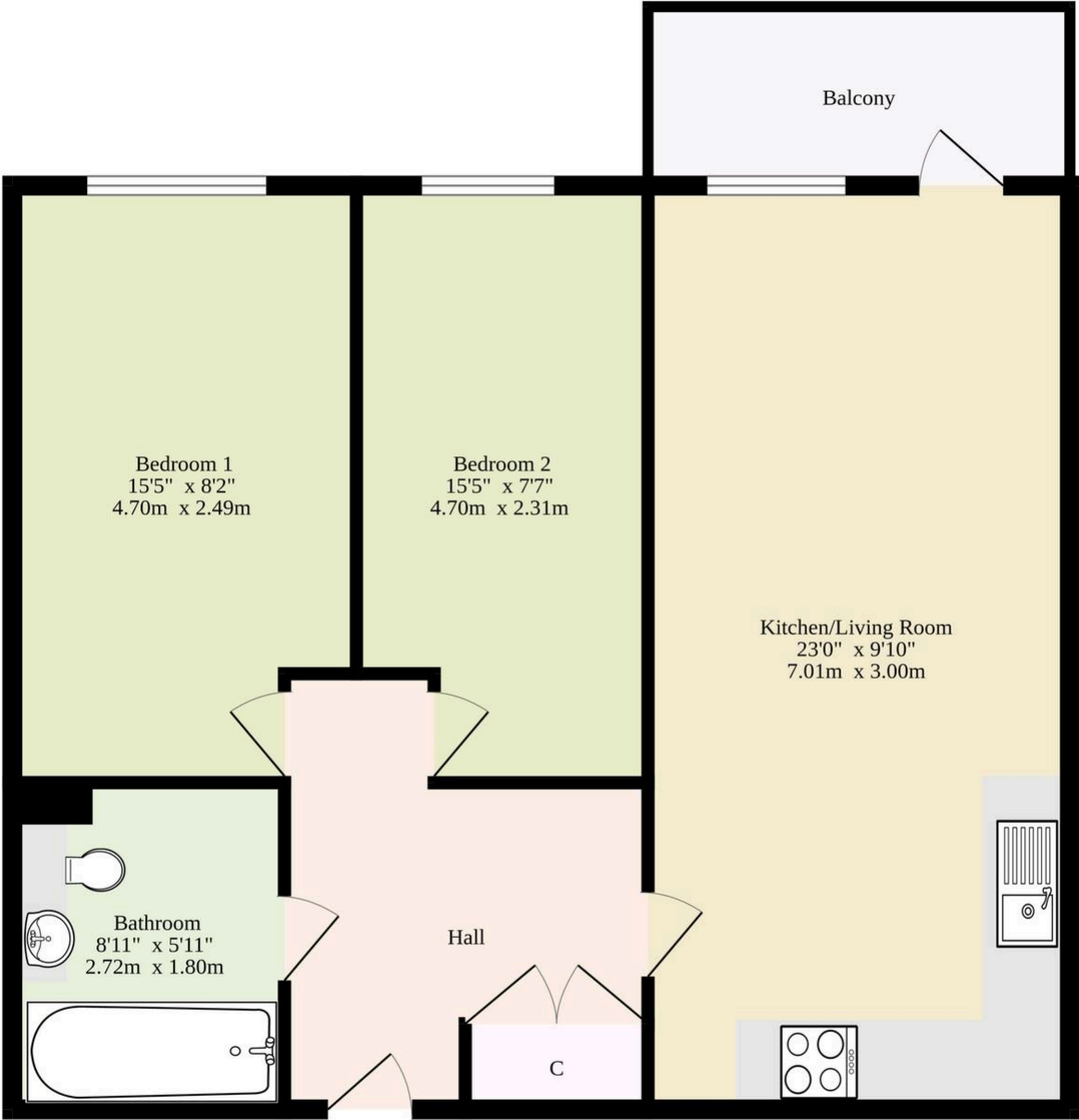
The modern family bathroom is fitted with a panelled bath and stylish tiled surround, completing the interior space with a clean and contemporary feel.

Additional benefits include allocated parking for added convenience and double glazing throughout. The apartment sits within a well-maintained development that provides residents with a secure and peaceful environment.

For those looking for an investment opportunity, our lettings team has provided an estimated rental value of £1200 pcm. This would offer a yield of around 15.32%. For further information, please contact our sales or lettings teams.



670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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