



6 Raleigh Court Rouen Road, Norwich - NR1 1XB

£160,000 Leasehold

Perfectly placed for easy access to local amenities and the city centre, this two-bedroom apartment features a lounge/diner with access to a private balcony, a neatly fitted kitchen, and a white bathroom suite. Both bedrooms are carpeted, with the second room offering flexibility as a home office, guest space, or child's bedroom. With a useful internal storage cupboard and an allocated off-road parking space, the property is well suited to professionals, students, or anyone seeking a practical home in a convenient location near the Riverside retail and leisure complex.

Location

Raleigh Court is ideally positioned on Rouen Road, just a short walk from Norwich city centre with its shops, restaurants, cafés, and cultural landmarks including Norwich Castle, the Cathedral, and Theatre Royal. The nearby Riverside complex adds further convenience with a cinema, gym, supermarket, and dining options. Norwich Train Station and frequent bus routes offer excellent transport links, while Chapelfield Gardens and the Wensum riverside walk provide green space nearby. Both the University of East Anglia and Norwich University of the Arts are easily accessible, making this a well-connected and practical city location.



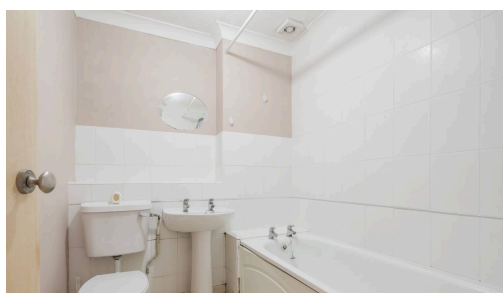
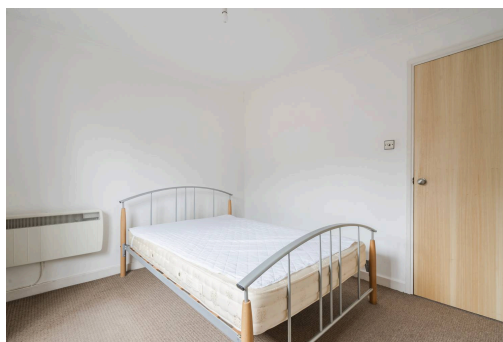
Agents notes

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

Years left on the lease- 999 years

Heating system- Electric Central Heating

Council Tax Band- B



Rouen Road, Norwich

Step into the entrance hall, which offers access to all rooms, and move through to the lounge/diner with fitted carpet, which provides comfortable space for both lounging and dining. A large storage cupboard adds practicality, while natural light pours in through the French doors, opening onto a private balcony, ideal for enjoying some outdoor space.

The kitchen is neatly fitted with white cupboards and wood-effect counter space. It includes a built-in electric oven and hob, plumbing for a washing machine, and space for a freestanding fridge-freezer. It is finished with easy-care vinyl flooring, making it practical and functional for daily use.

The property has two bedrooms, one double and one single, both with carpet flooring. The single bedroom can be used as a child's room, home office, or guest space, depending on individual needs.

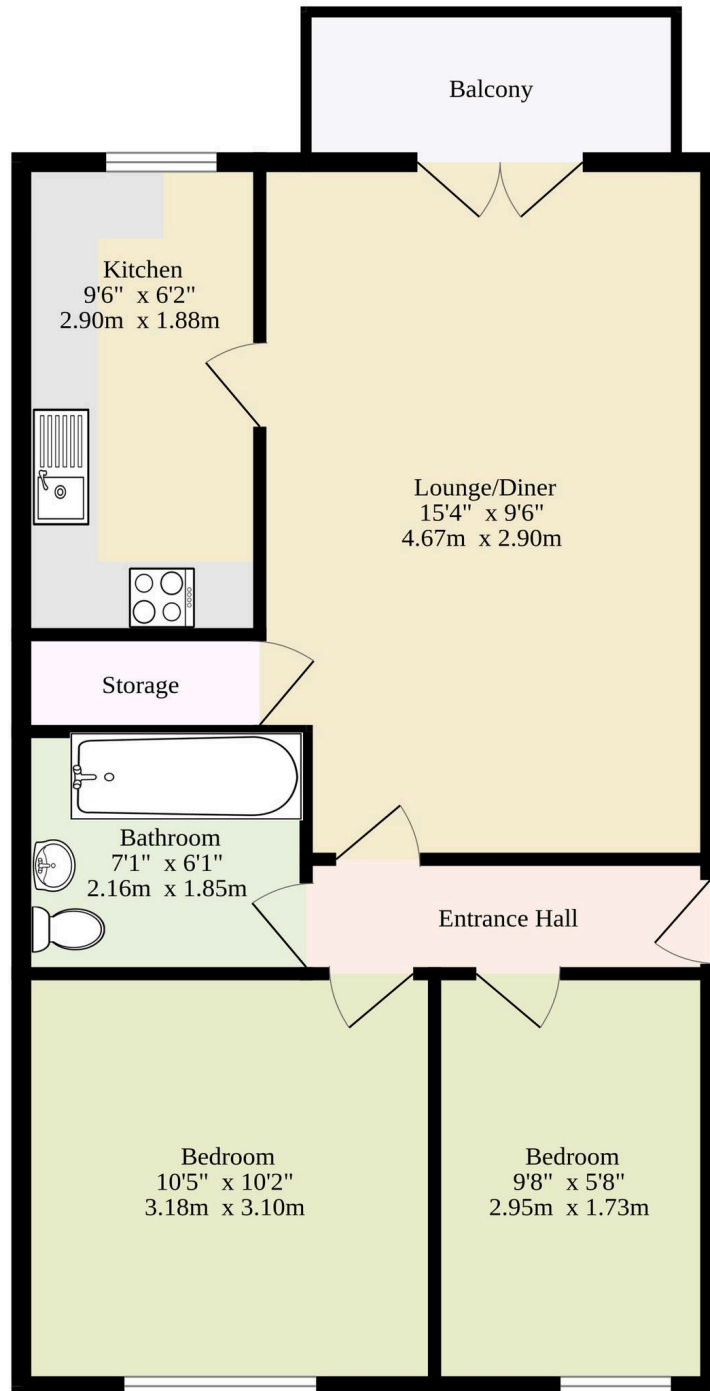
Move through to the family bathroom, which features vinyl flooring, partially tiled walls, an extractor fan, and a white suite with a bath and shower over.

Double glazing is fitted throughout.

The property benefits from one allocated off-road parking space on a shared driveway.



484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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