



Flat 10, Park View, 30 Millcroft

In Excess of £160,000

Flat 10

Park View, Norwich

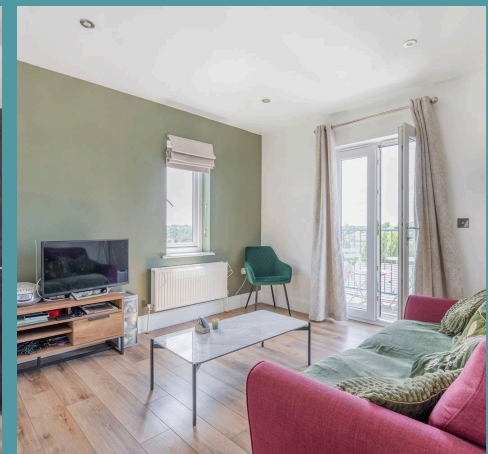
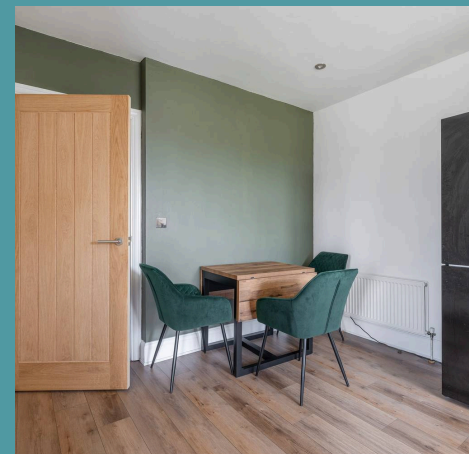
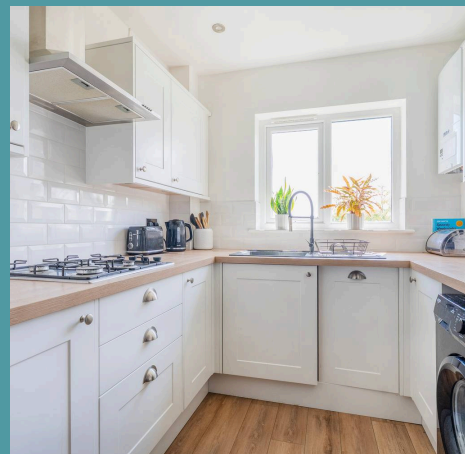
Discover this stylish top-floor apartment in Norwich's popular NR3 area, offering a perfect blend of comfort, convenience, and contemporary design. Just minutes from the city centre, this no-chain property features an open-plan living space with a walk-out balcony, two bedrooms, a sleek kitchen with integrated appliances, and a modern bathroom. With allocated off-road parking and access to excellent local amenities, this is a prime opportunity for those looking to step onto the property ladder or expand their investment portfolio.

Location

Millcroft is a quiet residential cul-de-sac situated off St. Clement's Hill in the NR3 district of Norwich, a popular and well-established area just north of the city centre. The neighbourhood offers a peaceful living environment while remaining highly convenient for daily needs.

Local amenities include several small shops and independent businesses on Magdalen Road and Aylsham Road, such as bakeries, takeaways, convenience stores, and a Co-op Food store. Larger supermarkets, including Tesco Express and Aldi, are also within a short drive. Families benefit from the proximity to reputable schools such as Angel Road Infant and Junior Schools and Sewell Park Academy, all easily accessible on foot or by bus. For healthcare, the area is served by the nearby Prospect Medical Practice and the Lawson Road Surgery, with pharmacies dotted around the neighbourhood.

Transport links are strong, with regular bus services running along St. Clement's Hill and Constitution Hill, providing direct routes to the city centre and the University of East Anglia. The location is also well-connected by road for those commuting via the A140 or A1042 ring road. For green space and leisure, Waterloo Park is just a short walk





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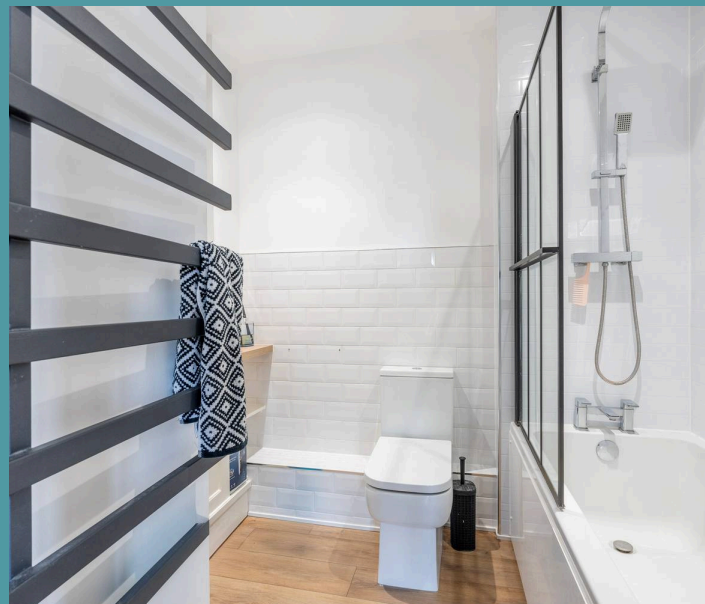
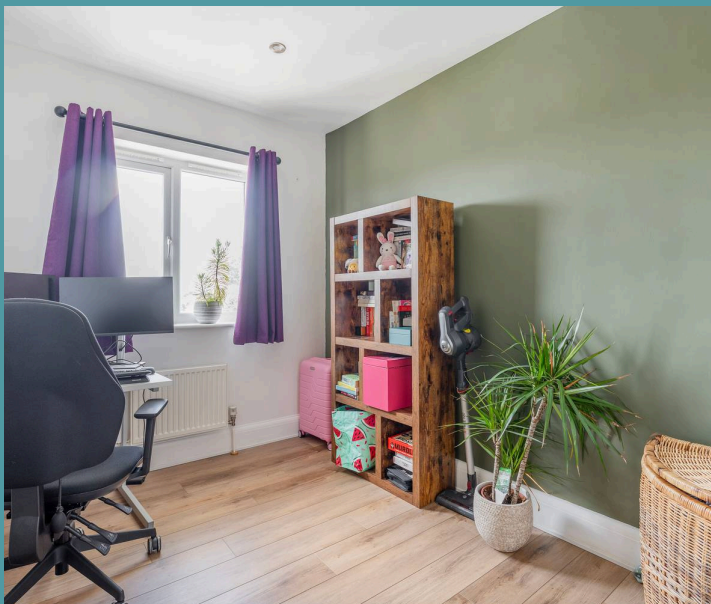
Park View, Norwich

Accessed via a secure communal entrance, the apartment welcomes you into a bright entrance hall featuring wood-effect flooring, matching internal doors, and a useful built-in storage cupboard.

The heart of the home is the spacious open-plan kitchen, dining, and living area, a stylish and sociable space ideal for both relaxing and entertaining. The living area opens out onto a charming walk-out balcony that offers picturesque views over the city skyline. The modern kitchen is fitted with sleek, high-quality cabinetry, integrated appliances including a built-in electric double oven and a gas hob, with space for a fridge/freezer and a dishwasher.

The apartment offers two well-proportioned bedrooms, ideal for flexible living, whether as a guest room, or a home office. The contemporary bathroom is fitted with a clean, three-piece suite including a bathtub with shower, washbasin, and WC.

Further benefits include allocated off-road parking, making city-centre access even more convenient.





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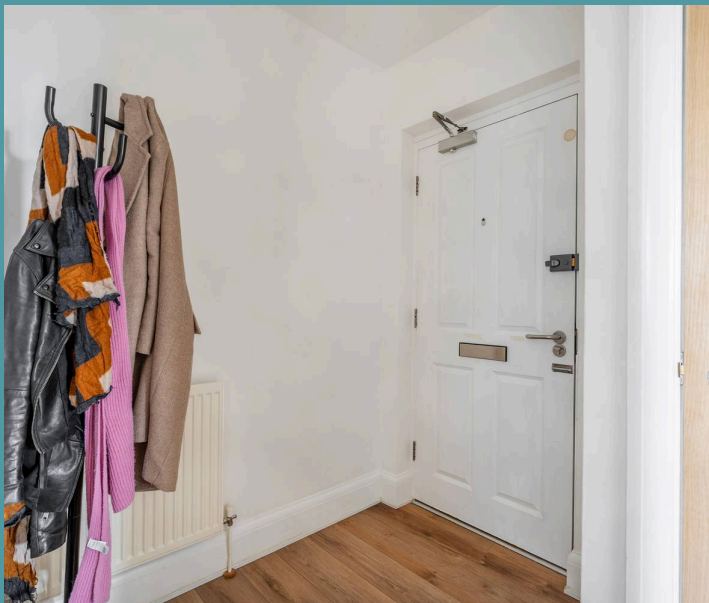
Agents note

We understand that this property is leasehold, with 105 years left on the lease.

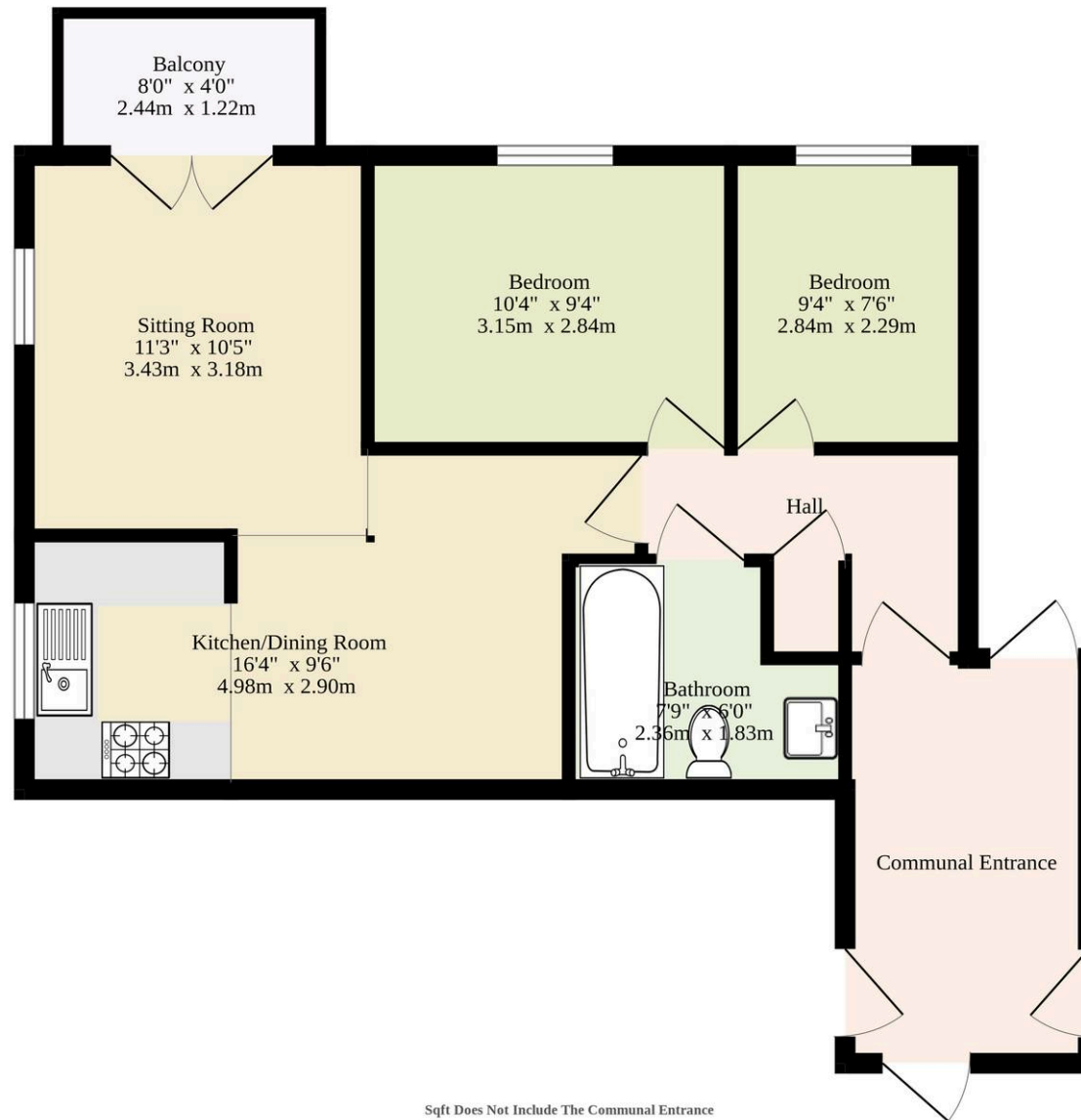
Ground rent - £150 per year.

Maintenance fee - £921.90 per year.

- No chain
- Top floor apartment in the NR3 area of the vibrant city of Norwich
- Ideal first time buy or investment purchase
- Short distance from the city centre, offering a wide range of amenities, including shopping centres, schools, transport links and healthcare facilities
- Open-plan kitchen, dining and living area, accentuated by a walk-out balcony overlooking the city
- Kitchen equipped with quality cabinetry, integrated appliances and storage space
- Two bedrooms and a bathroom comprising of a contemporary three-piece suite
- Allocated off-road parking



Ground Floor
602 sq.ft. (55.9 sq.m.) approx.



Sqft Does Not Include The Communal Entrance

TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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