

Flat 12, Denbigh House Denbigh Road, Norwich - NR2 3HJ

£110,000 Leasehold

Designed for ease and comfort, this bright and airy top-floor studio apartment is perfectly positioned in Norwich's desirable Golden Triangle. Enjoying a sunny south-facing aspect with lovely views, the open-plan layout offers a generous living space with a practical area for sleeping, dining, and relaxing. The newly fitted kitchen includes modern units, worktop space, and room for essential appliances, while the shower room features a spacious double shower and smart contemporary fittings. Off-road parking is provided, and the location places you within walking distance of Unthank Road's cafés and shops, as well as the city centre, bus station, and key transport routes. This is an ideal home in a thriving, well-connected neighbourhood.

Location

Denbigh House is situated along the sought-after Denbigh Road in Norwich's prestigious Golden Triangle, an area known for its vibrant atmosphere, period architecture, and strong community feel. Just a short stroll from Unthank Road's popular cafés, independent shops, and well-regarded schools, the location offers both charm and convenience. Residents enjoy easy access to the city centre, which is under 20 minutes on foot, as well as excellent public transport links and nearby green spaces including Heigham Park and Eaton Park. With the University of East Anglia and Norfolk & Norwich Hospital also within easy reach, this location is ideal for professionals, academics, and families alike.



Agents notes

We understand that the property will be sold freehold, connected to all main services.

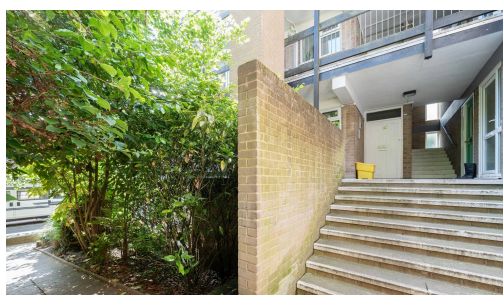
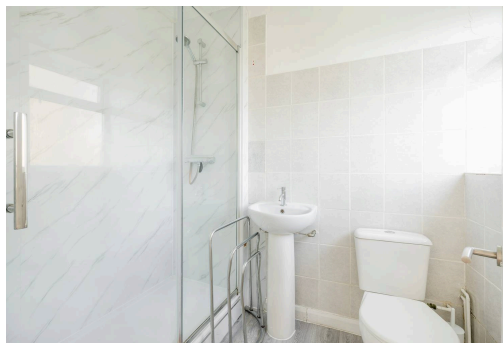
999 years remaining on the lease

Annual maintenance fee: £1,494.80

Heating system- Gas Central Heating

Council Tax Band- A

Please note: some images feature AI-generated staging for illustrative purposes only.



Denbigh Road, Norwich

Step into the bright and inviting open-plan living area, a generous space that functions comfortably as both a bedroom and a living room. A large, south-facing window fills the room with natural light, offers lovely views, and enhances the overall sense of warmth. Soft carpet underfoot adds to the comfort, and there's ample room to arrange a sleeping area alongside space for a dining table or small seating area, making it a flexible setting to suit different lifestyles.

Just off the main living space, the newly fitted kitchen is neatly integrated and thoughtfully designed for everyday use. It features modern units, generous worktop space, and room for a small fridge, along with plumbing in place for a washing machine, ideal for convenient urban living.

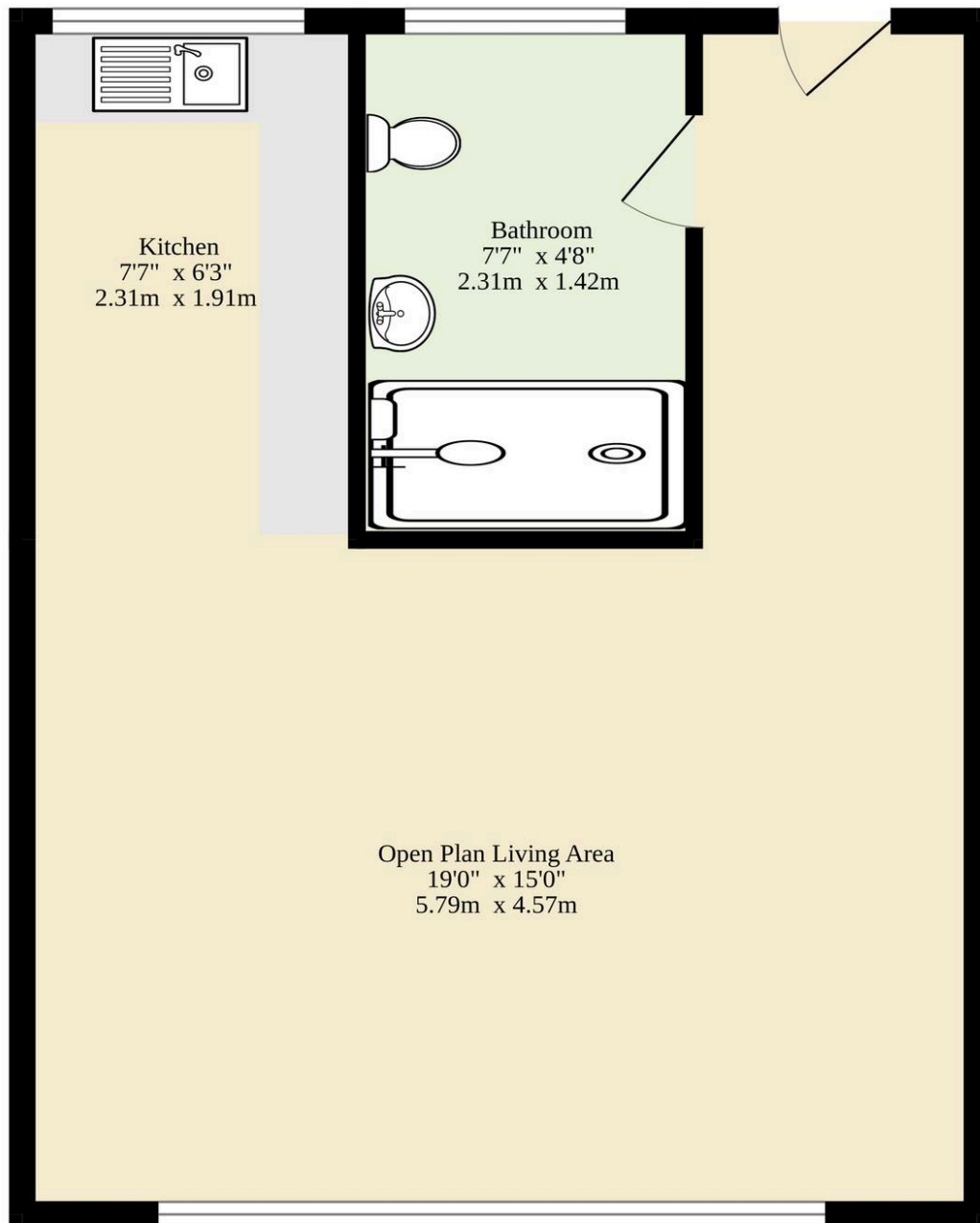
The shower room completes the interior with a spacious double shower, partially tiled walls, wood-effect flooring, and contemporary finishes throughout, offering a clean and well-presented space.

Additionally, the property benefits from double glazing throughout, enhancing comfort and energy efficiency.

Outside, off-road parking is available for residents, offering added convenience in this well-connected location.



363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 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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