



123 Old Palace Road, Norwich

OIEO £150,000 Leasehold

This well-presented first-floor apartment offers a superb opportunity for first-time buyers or investors looking for a smart, low-maintenance addition to their portfolio. With two generously sized double bedrooms, a private balcony, and allocated parking, the property combines modern comfort with practical living. Ideally positioned within walking distance of the city centre, it provides easy access to amenities while also benefiting from thoughtful features such as built-in storage, a modern kitchen, and a brick-built shed for added convenience.

Location

Old Palace Road enjoys a prime position in the heart of Norwich's sought-after NR2 area, placing it within easy reach of the city's vibrant amenities while retaining a strong sense of community. Just a short stroll from the independent shops and cafes of Earlham Road and the popular Unthank Road, the location also benefits from excellent access to Norwich city centre, the University of East Anglia, and the Norfolk & Norwich Hospital. Residents are well served by local schools, green spaces such as Heigham Park, and reliable public transport links, making this an ideal spot for both professionals and families looking for a well-connected yet characterful urban address.



Old Palace Road

Upon arrival, residents can access the designated parking situated conveniently adjacent to the block of flats, with a smooth pedestrian pathway leading to the rear where a brick-built shed and communal entrance can be accessed. Ascending the stairs takes you to the first floor, where this apartment awaits.



Entering the property, an inviting hallway unveils a seamless flow leading to the sitting room and kitchen. The kitchen entices with a fresh array of installed wall and base units, accentuated by work surfaces and tiled splashbacks. Wood-effect flooring graciously spans the space, offering ample capacity for essential kitchen appliances. Key features include a stainless steel sink unit, an inset gas hob, and a built-in electric oven complemented by an extractor fan. A low-level window at the rear allows an influx of natural light. The adjacent sitting room boasts an ideal proportion, adorned with plush fitted carpeting and illuminated by a uPVC double-glazed window overlooking the front. Seamless indoor-outdoor connection is effortlessly achieved through the uPVC double-glazed door leading out to the private balcony, perfect for relaxation or hosting a quaint bistro set.

The inner hall branching off the sitting room unveils a space-efficient storage facility, further granting access to the two double bedrooms, each adorned with fitted carpeting and built-in wardrobes for practical storage solutions. The larger bedroom offers an additional window and door leading out to the balcony. Servicing both bedrooms is the family bathroom, complete with built-in storage, a rainfall shower integrated over the bath with tiled splashbacks, and a glazed shower screen for a touch of elegance.

Agents Notes

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

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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