

## 6 Worster Court Ranson Road, Norwich - NR1 4AW

OIRO-£230,000 Leasehold

Enjoying far-reaching views towards Whitlingham and set on a private road, this immaculately presented second-floor apartment offers stylish, low-maintenance living in a sought-after location. Inside, you'll find a spacious open-plan lounge, dining and kitchen area complete with a modern fitted kitchen, breakfast bar and integrated appliances, two generous bedrooms with built-in wardrobes, and a sleek, contemporary bathroom. The property also benefits from three useful storage cupboards, an en-bloc garage, off-road parking, and excellent access to the River Wensum, Whitlingham Country Park, and Norwich train station, along with resident involvement in the management of the building.



## Location

Worster Court on Ranson Road enjoys a convenient position just to the east of Norwich city centre, placing a wide range of amenities within easy reach. Residents benefit from nearby supermarkets, local shops, and popular takeaways, along with excellent public transport links via bus and train. The area is well connected to major routes, including the A47 and Norwich Ring Road, making it ideal for commuters. For leisure, the scenic riverside walks along the River Wensum and Whitlingham Country Park are close by, offering green space and outdoor activities just minutes from home. The area also offers good access to local schools and healthcare services, making it a practical choice for a wide range of buyers.



## Agents notes

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

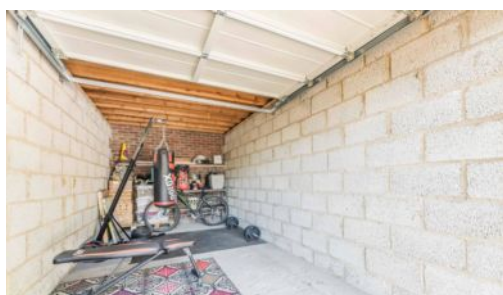
Approximately 970 years remaining on the lease

£137 per month combined ground rent and maintenance charge

Charges reviewed annually

Heating system- Gas Central Heating

Council Tax Band- C





## Ranson Road, Norwich

Step into the entrance hall of this immaculately presented second-floor apartment, where you'll find three conveniently located storage cupboards offering excellent practicality for coats, shoes, and household items. From here, move through to the bright and airy open-plan living space, a true standout feature of the home.

The living area enjoys an abundance of natural light thanks to multiple windows, including a lovely corner window nook ideal for a dining table. There is ample space here for both relaxing and entertaining, with a generous lounge area that accommodates comfortable seating. A recessed shelving area adds a stylish and functional touch, while wood-effect flooring flows throughout, complemented by inset ceiling lights and elegant pendant lighting above the lounge area and breakfast bar.

This space opens directly into the contemporary kitchen, fitted with sleek white cupboards, wood-effect worktops, and a useful breakfast bar. The kitchen is equipped with a stainless steel sink and drainer, electric hob, oven, and a full suite of integrated appliances including a fridge, freezer, dishwasher, and washing machine. Stylish vinyl flooring underfoot completes the space with a clean, modern finish.

Both bedrooms are well-proportioned doubles, each featuring built-in wardrobes and soft carpet underfoot for comfort. The apartment is completed by a modern family bathroom, fitted with a P-shaped panelled bath and rainfall-style shower over, a heated towel rail, illuminated mirror, tiled flooring, and mostly tiled walls, offering a balance of practicality and contemporary style, enhanced by recessed ceiling lights.

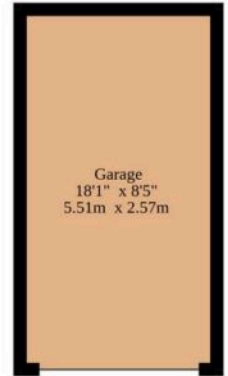
The property also benefits from resident involvement, as owners act as directors of the management company and have a say in how the building is managed. It is also fitted with double glazing throughout, improving energy efficiency and year-round comfort.

Outside, the property benefits from an en-bloc garage, providing secure parking or additional storage.



941 sq.ft. (87.4 sq.m.) approx.

154 sq.ft. (14.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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