



166 Brazen Gate, Norwich  
£230,000



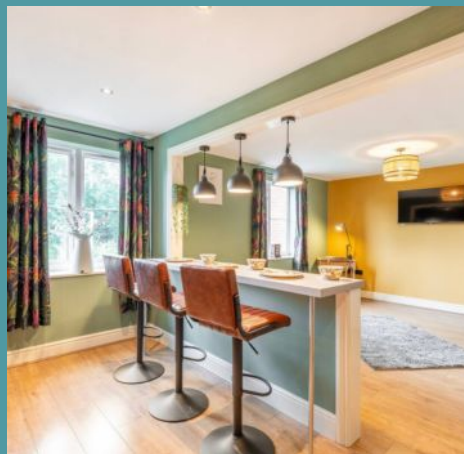
# 166 Brazen Gate

Norwich, Norwich

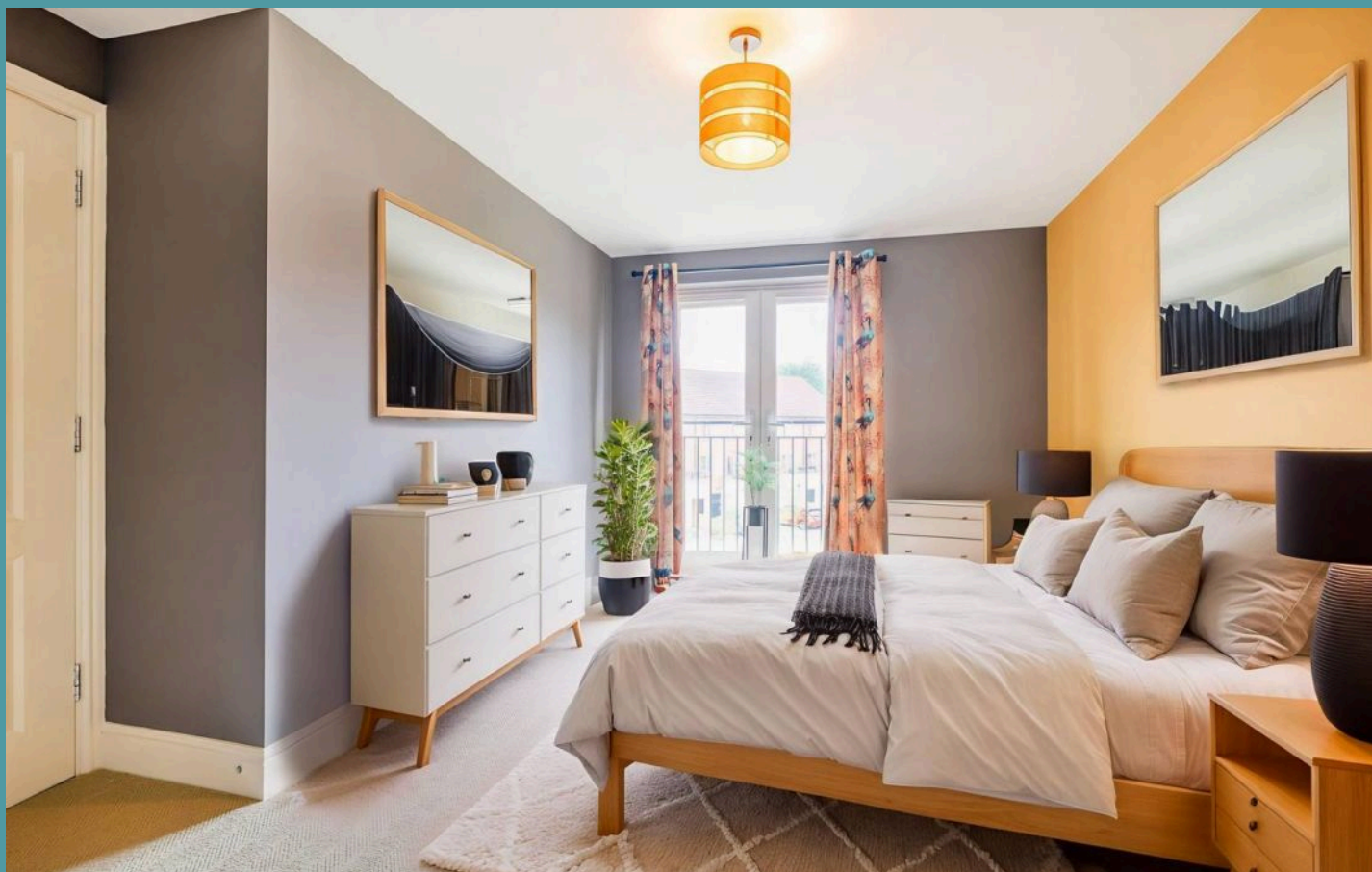
Offered with no onward chain, this beautifully presented two-bedroom apartment has been fully renovated to a high standard and is ideally located just south of Norwich city centre. The open-plan lounge and kitchen area is light-filled and spacious, featuring Karndean flooring, stylish gloss units, integrated appliances and a sleek breakfast bar with pendant lighting. Both bedrooms are well-sized with carpet flooring, and the principal bedroom benefits from a modern en-suite shower room and Juliet balcony. Residents enjoy access to communal gardens and allocated parking, with easy reach of Norwich train station, Riverside leisure facilities and a wide range of local amenities.

## Location

Brazen Gate is ideally positioned just south of Norwich city centre, offering quick access to both the bustling retail core and the Riverside area with its restaurants, cinema and leisure facilities. Norwich train station is within easy reach, making it a practical base for commuters and those travelling further afield. The neighbourhood is well-equipped with amenities including supermarkets, gyms, cafes and healthcare services. With Chapelfield Gardens, Castle Mall and Norwich Market all nearby, this location brings together daily convenience and city living. The University of East Anglia and Norfolk and Norwich University Hospital are also accessible by public transport. Local schools and green spaces add to the area's appeal for families. Whether you're heading into the city or out toward the Broads, Brazen Gate offers a well-connected and versatile location.







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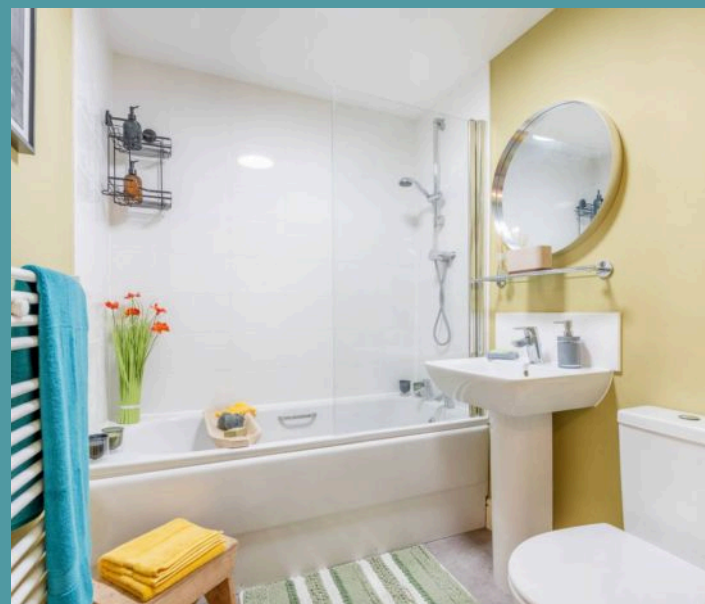
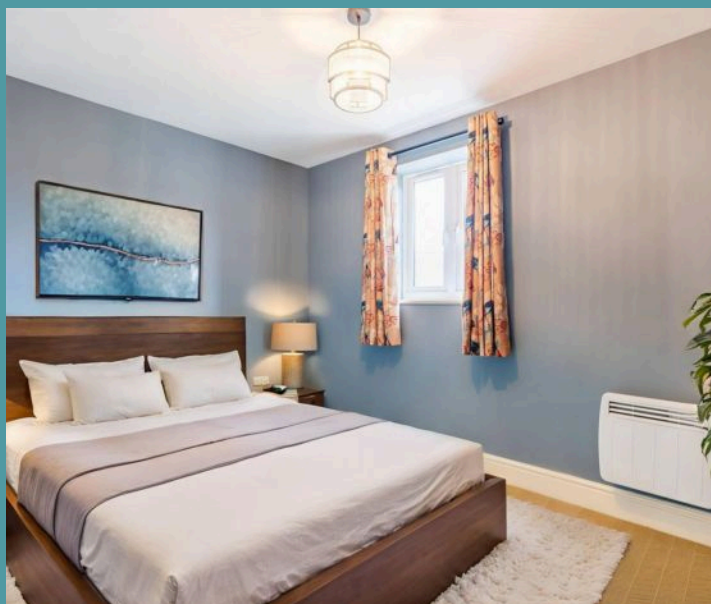
### Brazen Gate, Norwich

Step into the entrance hall where engineered wood flooring sets a smart and welcoming tone. From here, make your way into the generous open-plan lounge, a bright and airy space featuring Karndean flooring and ample room for both relaxing and entertaining.

This area flows effortlessly into the modern kitchen, which is beautifully fitted with high-gloss units, sleek worktops, and a stylish tiled backsplash. Pendant lighting above the breakfast bar adds a contemporary touch, while integrated appliances – including an electric hob, oven, cooker hood and fridge freezer – ensure both form and function. The stainless steel sink is well-positioned within the layout, complementing the clean and modern design and making good use of the natural light.

The apartment offers two well-proportioned bedrooms, both finished with soft carpet underfoot and plenty of natural light. The principal bedroom stands out with its own Juliet balcony and a sleek en-suite shower room, complete with a glass shower cubicle, WC, wash basin and extractor fan.

The main bathroom is equally well-appointed, featuring a panelled bath with shower over, tiled surround, WC and wash hand basin.



- Fully renovated two-bedroom apartment offered with no onward chain
- Stylish kitchen fitted to a high specification, featuring integrated appliances and a breakfast



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Double glazing is installed throughout, contributing to energy efficiency and comfort.

Outside, residents can enjoy access to the communal gardens, and there is allocated parking for added convenience. Ideally situated just south of Norwich city centre, this property offers a stylish and practical home close to amenities and transport links.

## Agents notes

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

Heating system- Electric Central Heating

Council Tax Band- C

45 years remaining on the lease

Ground rent: £300 per annum

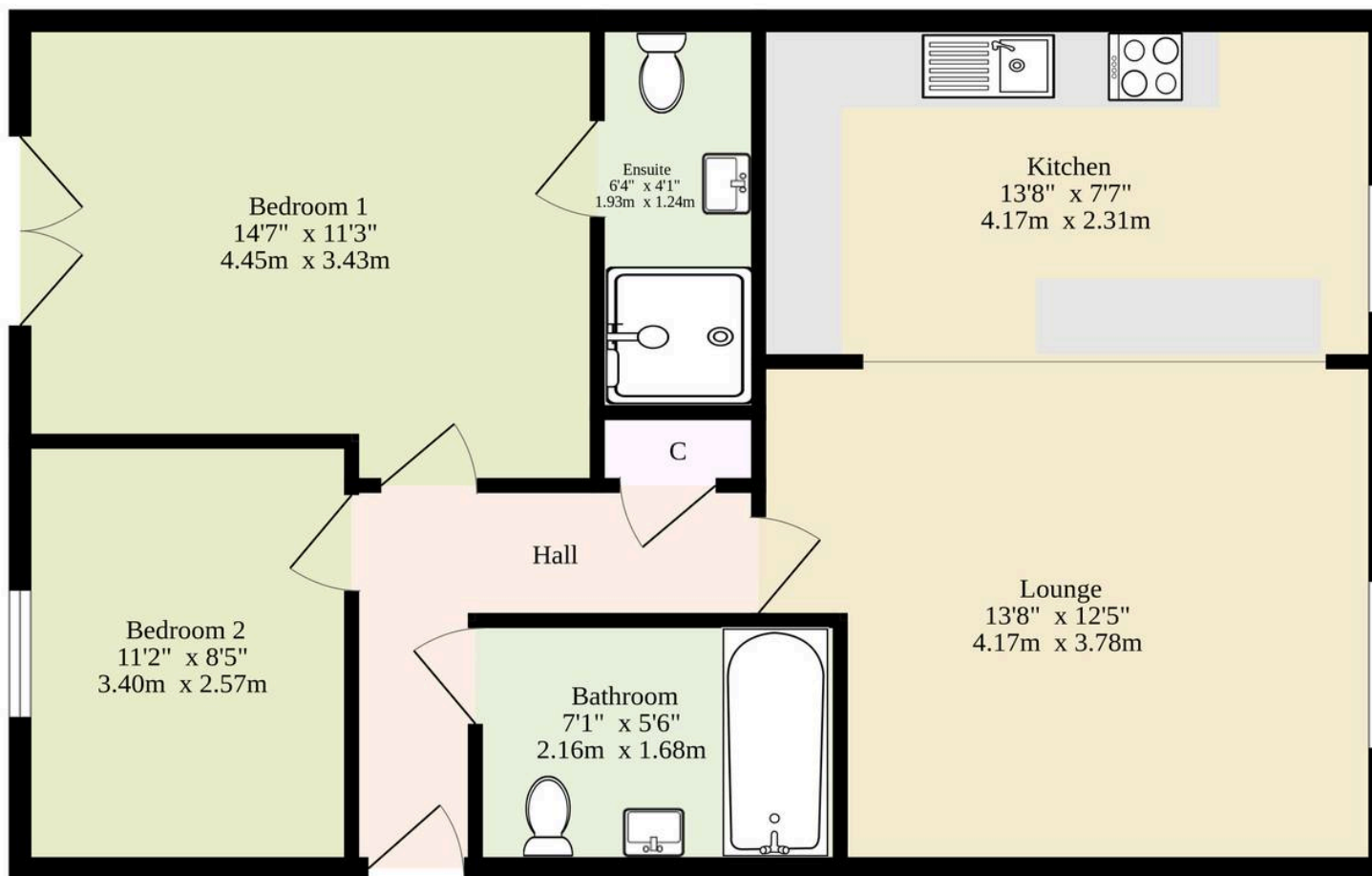
Maintenance charge: £1000 per annum

Renewal of charges takes place in January

Please note, some images have been digitally staged for illustrative purposes.



702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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