



UPLANDS COURT

18 Uplands Court Upton Road, Norwich  
Norwich



£230,000  
Minors & Brady



# 18 Uplands Court Upton Road

Norwich, Norwich

Currently generating £1,350pcm in rental income, this chain-free apartment presents an attractive opportunity for investors or first-time buyers. Set in a sought-after residential location, it offers three double bedrooms, including a main with an en-suite and two with built-in wardrobes. The bright lounge opens to a private balcony, and the fitted kitchen provides generous worktop space with plumbing for a washing machine. Additional features include a shower room, separate WC, allocated parking, visitor parking, communal gardens, a private store room, and covered bicycle storage. The owners are part of the freehold company, making this a well-rounded and practical letting property.

- Chain-free second floor apartment in a sought-after residential location
- Ideal for first-time buyers or investors with current rental income of £1350pcm and no ground rent
- Bright lounge with access to a private balcony and ample natural light
- Fitted kitchen and separate family shower room with additional WC
- Three spacious double bedrooms, one with en-suite and two with built-in wardrobes
- Communal garden for residents' use
- Private secure store room and external covered bicycle storage
- One allocated parking space plus visitor and on-street parking options
- Close to the University of East Anglia, Norfolk and Norwich University Hospital, and Eaton Park
- Walking distance to local shops, schools, and bus routes into the city centre



M&B



**13-18 UPLANDS COURT**

M&B



# 18 Uplands Court Upton Road

Norwich, Norwich

## Location

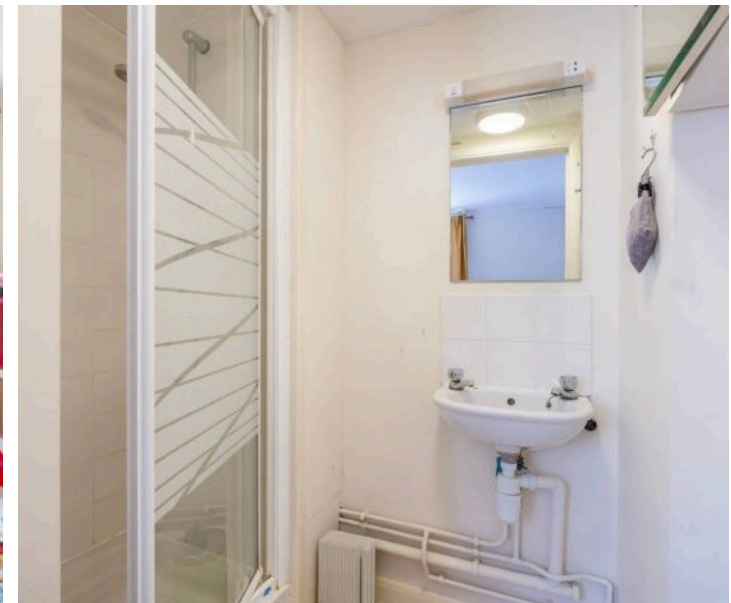
Uplands Court is located in the established residential area of Eaton, just off Upton Road in the desirable NR4 district of Norwich. This prime location offers convenient access to both the city centre and the University of East Anglia, making it ideal for professionals, students, and families. Eaton itself provides a welcoming village atmosphere with local shops, a post office, pubs, and a Waitrose nearby. The area also enjoys excellent transport links, regular bus services, and easy access to the Norfolk and Norwich University Hospital. Nearby green spaces such as Eaton Park and the Yare Valley Walk offer attractive options for outdoor leisure and relaxation, while the local schools are well-regarded, further enhancing the area's appeal.

## Upton Road, Eaton

Step into the private entrance hall, accessed through a secure communal lobby, where you'll find a built-in storage cupboard, radiator and entryphone system. From here, continue into the spacious living room with carpet flooring, a large front-facing window and a door that fills the space with natural light and opens out to a private balcony with views. There's also room for a dining table, creating a welcoming everyday living and entertaining space.

The kitchen features a range of fitted units and generous worktop space, along with plumbing for a washing machine and a tiled backsplash. A cooker hood is also in place, offering everything you need to prepare meals comfortably.

There are three well-sized double bedrooms, all with carpet flooring and offering versatility for sleeping, working, or study use.



M&B



# 18 Uplands Court Upton Road

Norwich, Norwich

The main bedroom looks out over the communal garden and benefits from its own en-suite shower room. Bedrooms two and three both include front-facing windows and built-in wardrobes.

A family shower room is fitted with a white suite including shower cubicle, WC and wash basin, complemented by a frosted window. There is also a separate WC with wash basin for added practicality. Additionally, the property benefits from double glazing throughout.

Outside, residents can enjoy the communal garden, along with a private secure storeroom and an external covered bicycle store. One allocated parking space is included, with communal visitor parking and further on-street parking available.

The owners are members of the freehold company, giving them a shared interest in the management of the building. The property is currently let at £1,350 per calendar month, presenting an appealing opportunity for investors.

## Agents notes

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

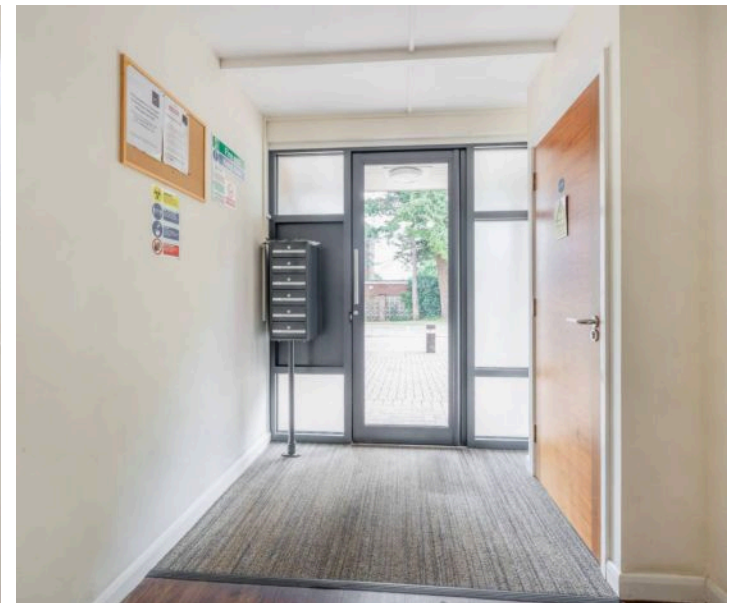
Heating system- Gas Central Heating

Council Tax Band- B

Approximately 990 years remaining on the lease

No ground rent

Maintenance fee approximately £1,500 per annum



M&B

816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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.  
Made with Metropix ©2025



# Dreaming of this home? Let's make it a reality



Meet *Liam*  
Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

**Book your free financial  
review today.**

**T: 01692 531372**  
**E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)**