

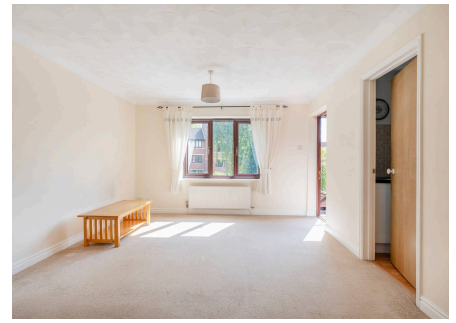
5 Glendenning Road, Norwich - NR1 1YS

£150,000 Leasehold

Offering a well-presented and practical layout, this chain-free city centre apartment is an ideal choice for first-time buyers looking for comfort and convenience. It features a spacious lounge/diner with access to a private balcony, a modern fitted kitchen with integrated appliances and generous worktop space. There are two bedrooms, including a generous double with a built-in wardrobe and a well-appointed family bathroom with a shower over the bath. The apartment also benefits from one allocated off-road parking space on a shared driveway, along with excellent access to shops, cafes, riverside walks, and reliable public transport links.

Location

Glendenning Road sits in a well-connected part of Norwich, placing you within walking distance of the train station, Riverside retail and leisure park, and the vibrant city centre. Residents benefit from quick access to a variety of shops, cafes, restaurants, and supermarkets, as well as scenic riverside walks and green spaces. With excellent public transport links, including frequent bus services and nearby train connections, this location suits commuters, students, and professionals alike. The University of East Anglia and the Norfolk & Norwich University Hospital are also within easy reach by car or bus. Nearby Mousehold Heath offers a peaceful escape with woodland trails and panoramic views over the city.



Agents notes

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

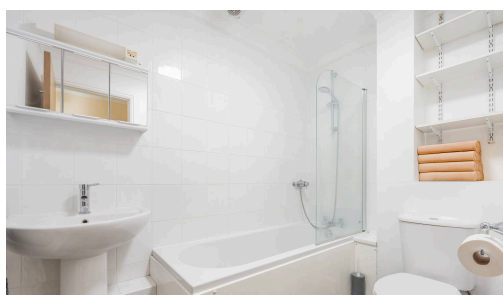
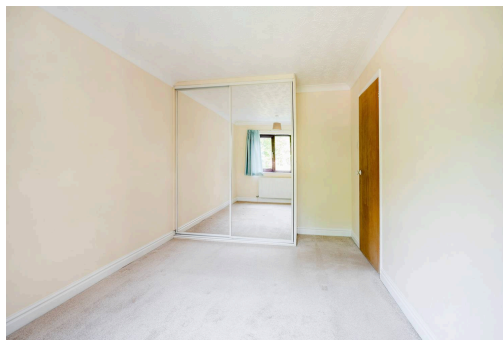
Heating system- Gas Central Heating

Council Tax Band- B

80 years remaining on the lease

Maintenance fee: £492 half yearly, reviewed October

Some images have been virtually staged for illustrative purposes only



Glendenning Road, Norwich

Step into the entrance hall and you're welcomed into a well-arranged apartment that feels immediately comfortable and bright. The spacious lounge/diner is filled with natural light, offering plenty of room for both relaxing and entertaining. Carpet flooring adds warmth underfoot, while a door opens out to a private balcony, creating an easy flow between indoor and outdoor living.

From the lounge, you'll find access to the kitchen, which is both modern and functional. Fitted with white units and ample worktop space, it includes an integrated electric hob and oven, plumbing for a washing machine, and a stylish tiled splashback. Wood-effect flooring brings a practical finish to the space, making it ideal for everyday use.

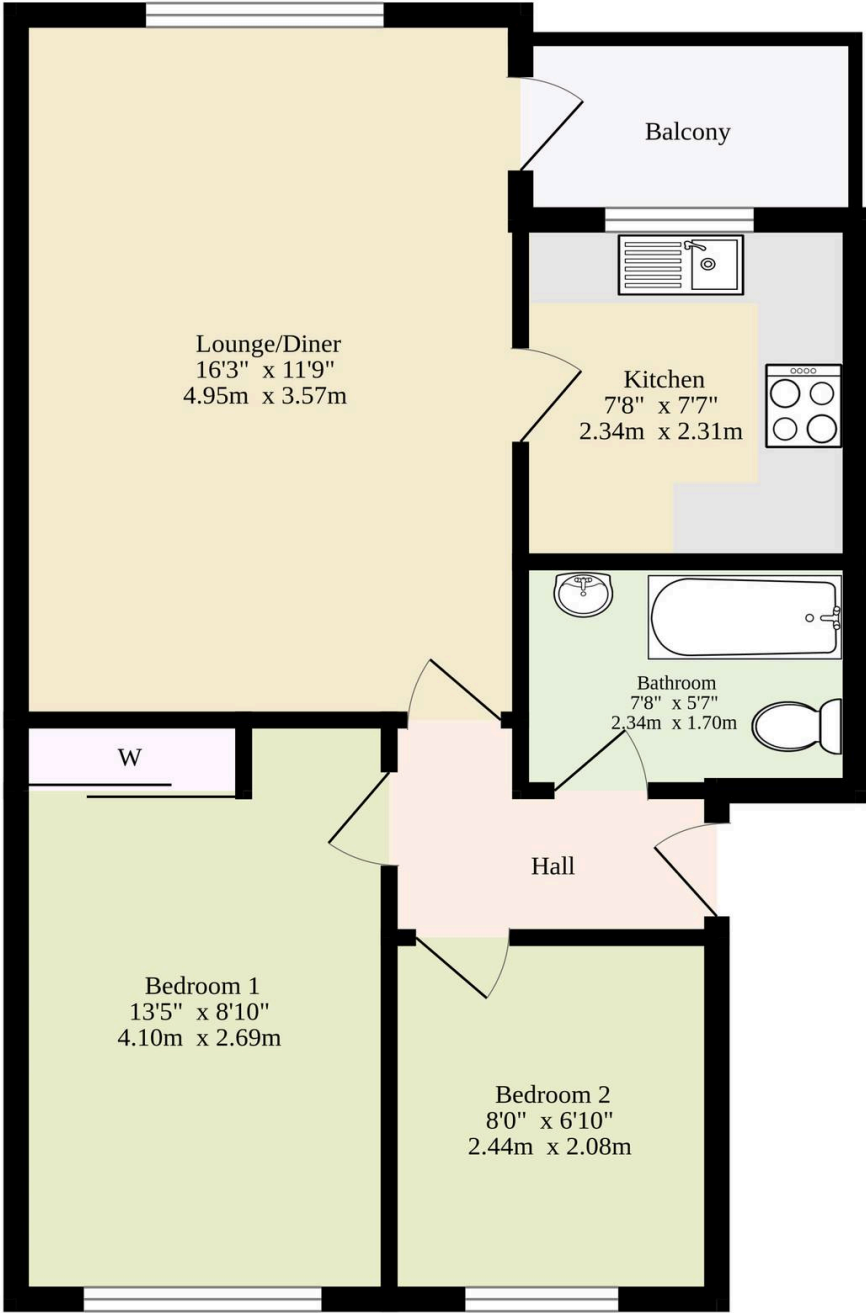
The apartment offers two bedrooms, with the main bedroom providing generous proportions and a built-in wardrobe with sliding doors. The second bedroom is also well-sized, filled with natural light, and offers versatility as a guest room, home office, or hobby space. Both rooms are finished with carpet flooring for added comfort.

The bathroom brings everything together with a panelled bath and shower over, partially tiled walls, wood-effect flooring, built-in shelving, and an extractor fan, giving it a clean and functional feel.

Additional features include double glazing throughout and one allocated off-road parking space on a shared driveway, adding convenience to city centre living.



581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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