



114 St. Leonards Road, Norwich

£140,000 Leasehold

Presenting this elegant 2-bedroom flat is a prime opportunity for those seeking a residence with no onward chain. An ideal choice for both first-time buyers and investors, this property is impeccably presented throughout, boasting a practical layout that flows effortlessly from one area to the next. Offering allocated parking.

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Location

Norwich is situated in the East of England, approximately 100 miles northeast of London. Its geographic setting places it along the River Wensum, which winds through the city, adding to its scenic appeal. The city combines historic charm with modern vibrancy, featuring narrow cobblestone streets, medieval buildings, and contemporary shops and cafes. Norwich Cathedral, Norwich's Landmark Cathedral, is one of the finest examples of Norman architecture in Europe, with its stunning spire visible from many parts of the city. Norwich Castle, a historic landmark dating back to the 11th century, now houses a regional museum and art gallery.



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The city is also home to the University of East Anglia, which brings a youthful energy and innovation to Norwich. Cultural amenities include theatres, galleries, and music venues, such as the Norwich Playhouse and the Sainsbury Centre for Visual Arts. The surrounding Norfolk countryside offers expansive heathlands, forests, and coastal areas like Cromer and Great Yarmouth, perfect for outdoor activities. Norwich's rich history, combined with its vibrant arts scene and picturesque landscapes, makes it a captivating place with a unique blend of tradition and modernity.

St. Leonards Road

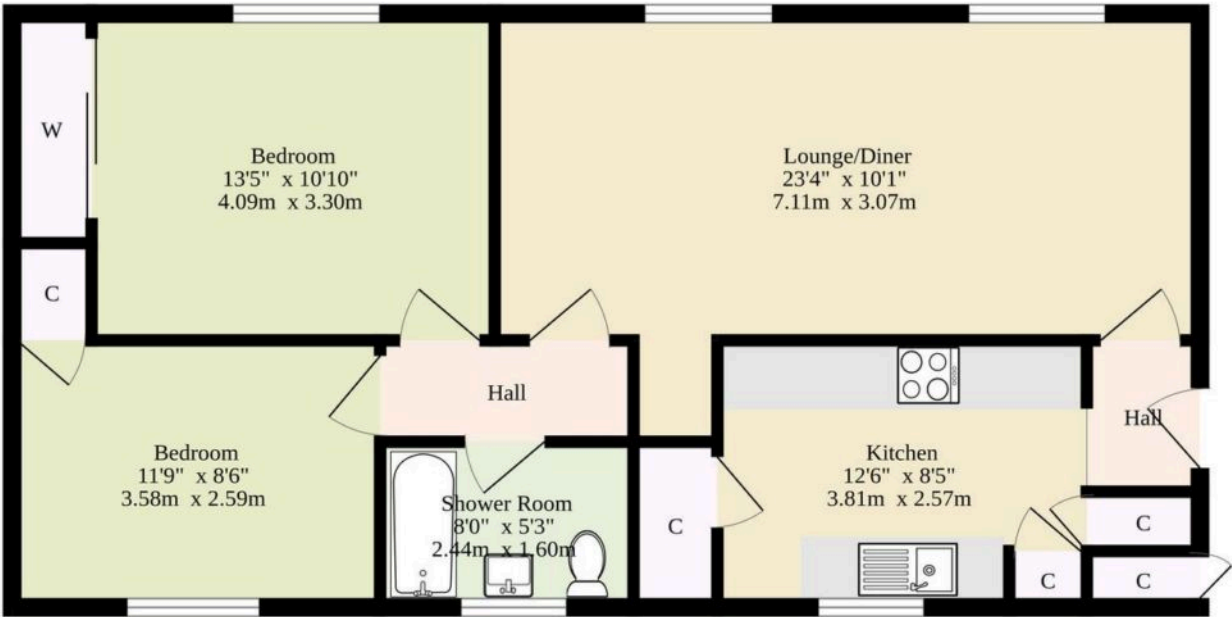
The accommodation features two generously proportioned double bedrooms, one of which is equipped with a built-in wardrobe, providing ample storage space. The heart of the home is the expansive 23ft lounge/diner, where flexibility abounds, providing an inviting space for both relaxed living and entertaining guests.

A separate kitchen, designed with functionality in mind, features plentiful storage options and ample workspace. The modern shower room further enhances the property's appeal, featuring a full-sized bath complemented by an overhead shower, offering a touch of luxury for daily rejuvenation.

Residents parking adds to the convenience, ensuring hassle-free arrivals and departures from this charming abode. Situated in an enviable location within walking distance of Norwich city centre and the train station, educational



694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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