



Flat 1, Yare Court 22A Yarmouth Road, Norwich

Norwich



£200,000
Minors & Brady

Flat 1

Yare Court 22A Yarmouth Road, Norwich

Enjoying a prime riverside position in Thorpe St Andrew, this beautifully refurbished ground-floor apartment offers bright and spacious living with scenic views and direct access to the riverbank. Renovated throughout with fresh flooring and modern lighting, the interior includes a generous lounge and dining area with bay-style window, along with a stylish modern kitchen featuring integrated appliances, tiled splashback, and space for a breakfast bar. There are two well-proportioned double bedrooms, a newly updated contemporary shower room, and the added benefit of allocated off-road parking. Set within attractive communal gardens, this apartment is offered with no onward chain, making it an ideal choice for first-time buyers, investors or those looking to downsize.

Location

Yare Court sits along Yarmouth Road in the established suburb of Thorpe St Andrew, a well-connected area to the east of Norwich. This part of the city is known for its convenient access to both everyday amenities and natural green spaces. Nearby, residents can make use of the shops and services found along Thunder Lane and at the Pound Lane shopping parade, which includes a Sainsbury's, an Aldi, and various independent takeaways and convenience stores. Thorpe St Andrew School and Sixth Form is within easy reach, along with several nurseries and primary schools. Transport links are excellent, with regular bus services running along Yarmouth Road and quick access to the A47, Broadland Northway, and Norwich train station. For leisure and outdoor activity, Whitlingham Country Park is close by, offering woodlands, meadows, a large lake, and riverside walks, while Thorpe St Andrew itself has pubs and restaurants overlooking the River Yare.





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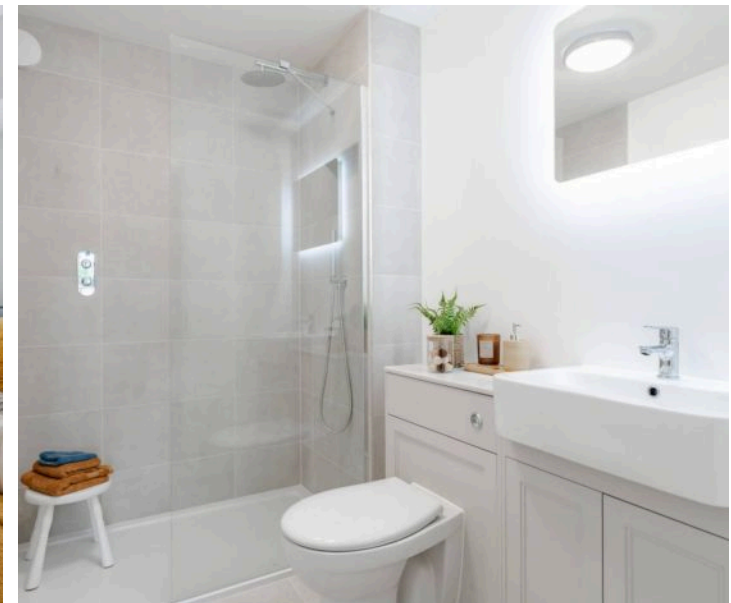
Yarmouth Road, Thorpe St. Andrew

Step into the entrance hallway of this beautifully refurbished ground-floor apartment and you're welcomed by a bright, airy space with a convenient built-in storage cupboard – ideal for coats, shoes or everyday essentials. From here, move through to the impressive lounge and dining area, a generous open space flooded with natural light. The bay-style window adds a touch of character, while the wood-effect flooring and layout create a smart and inviting setting for both relaxing and entertaining.

The kitchen is modern and well-appointed, featuring fitted units, generous worktop space, a sleek tiled splashback, an integrated double oven, a gas hob with extractor over, and space for a breakfast bar beneath stylish lighting. Plumbing is also in place for a washing machine, making this a practical and functional space for daily living.

Both bedrooms are comfortable doubles, offering spacious and versatile accommodation with wood-effect flooring and natural light. The newly updated family shower room is fitted with a walk-in glass shower, stylish tiling, integrated storage, and contemporary lighting for a clean, polished finish.

The apartment includes double glazing throughout, fresh flooring, and modern lighting.



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Outside, the communal gardens are attractively maintained and open directly onto the riverbank, offering a rare and peaceful outdoor setting perfect for sunny afternoons, quiet moments, or watching the boats drift by. An allocated off-road parking space adds convenience, completing the appeal of this riverside apartment.

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

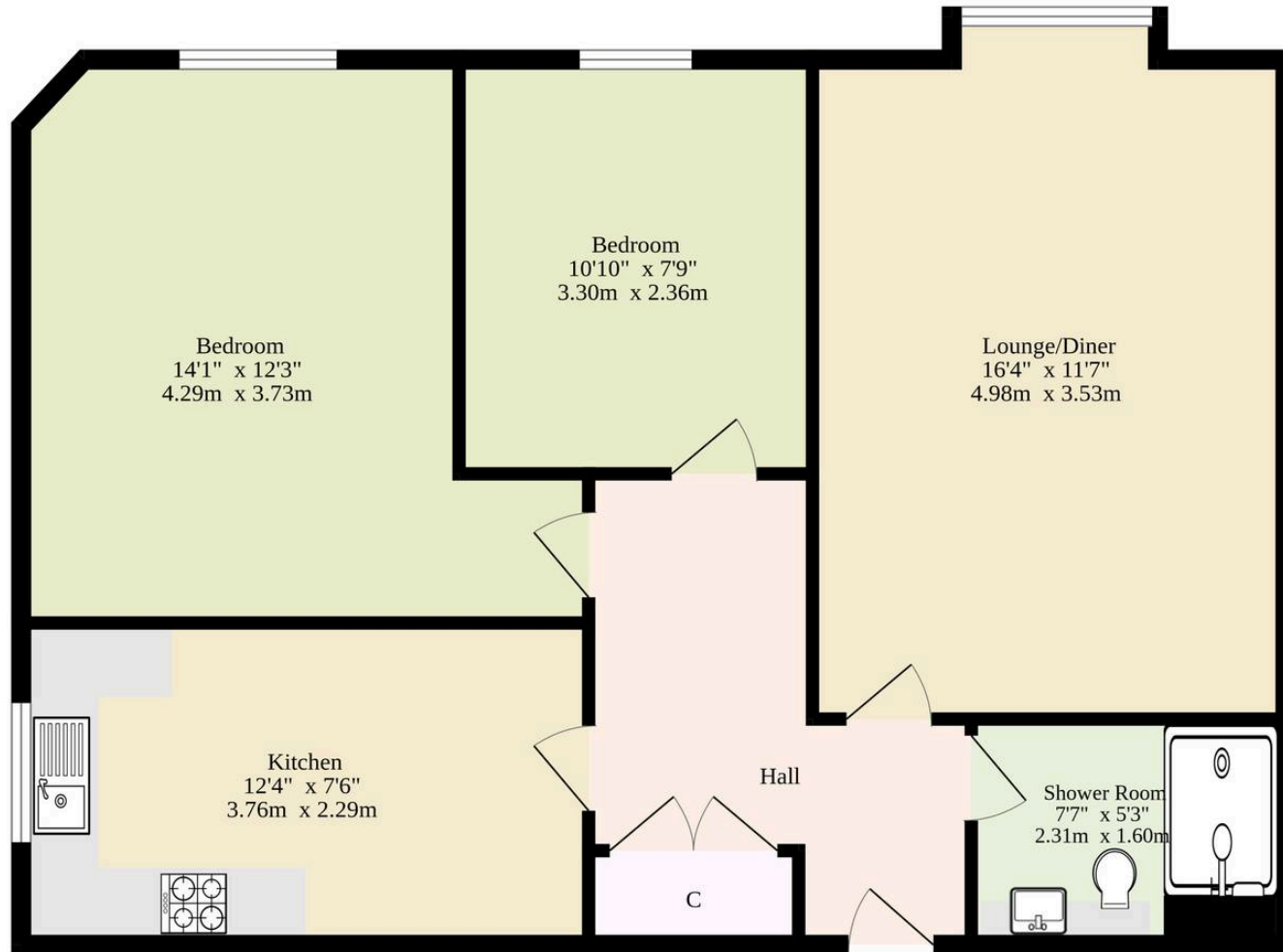
Approximately 950 years remaining on the lease

Maintenance fee: £1,300 per annum



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Ground Floor
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
Property Valuer



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Minors & Brady
Your home, our market



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