



15 City Heights Telegraph Lane East, Norwich

Norwich



Minors & Brady



## 15 City Heights Telegraph Lane East

City Heights, Norwich, offers a ground floor apartment just ten minutes from the city centre, combining convenient city living with access to local amenities. The property features two bedrooms, a spacious open plan kitchen/lounge/diner, and a modern bathroom. The kitchen is fitted with wall and base units, a built-in oven and gas hob, with space for appliances, while the living area benefits from laminate flooring and natural light. Both bedrooms are doubles with fitted carpets and rear-facing windows, providing comfort and privacy. Outside, there is a small green space with a patio and one allocated parking space. The development is well located for transport links, schools, shops, and recreational areas, making it ideal for professionals or first-time buyers.

- Ground floor apartment in the popular City Heights development, Norwich
- Two comfortable double bedrooms with fitted carpets
- Spacious open plan kitchen/lounge/dining area, ideal for entertaining and family living
- Kitchen fitted with wall and base units, built-in oven and gas hob, with space for appliances
- Sliding door from the kitchen leading to a private courtyard, perfect for outdoor relaxation
- Modern bathroom with panelled bath, shower over, W.C, hand wash basin and heated towel rail
- Bright living area with laminate flooring and plenty of natural light
- Double glazing throughout for comfort
- Small area of green space and patio for outdoor leisure
- One allocated parking space, with easy access to city centre, transport links, schools, shops, and local amenities







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# 15 City Heights Telegraph Lane East Norwich

## The Location

City Heights is conveniently positioned just ten minutes from the city centre, offering a perfect balance of city living with easy access to local amenities. Residents benefit from a wide selection of shops, cafes, and restaurants within walking distance, while supermarkets, leisure facilities, and healthcare services are all close by.

The area is well served by public transport, including bus and train links, making commuting to the city centre and surrounding areas straightforward. For those who drive, major roads are easily accessible, ensuring connectivity to nearby towns and regions.

Families will appreciate the range of local schools and parks, providing opportunities for recreation and community activities.

The development is also near green spaces and walking routes, allowing residents to enjoy outdoor leisure in a peaceful setting while remaining close to the vibrant city lifestyle.

## Agents Note

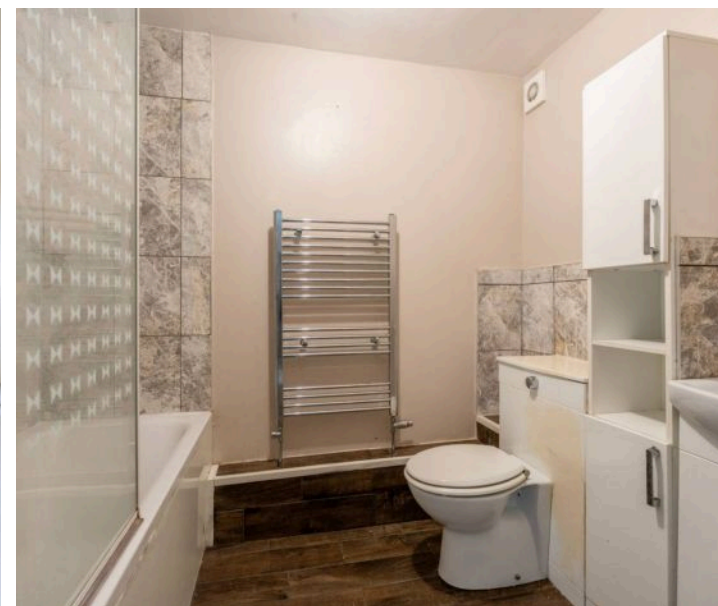
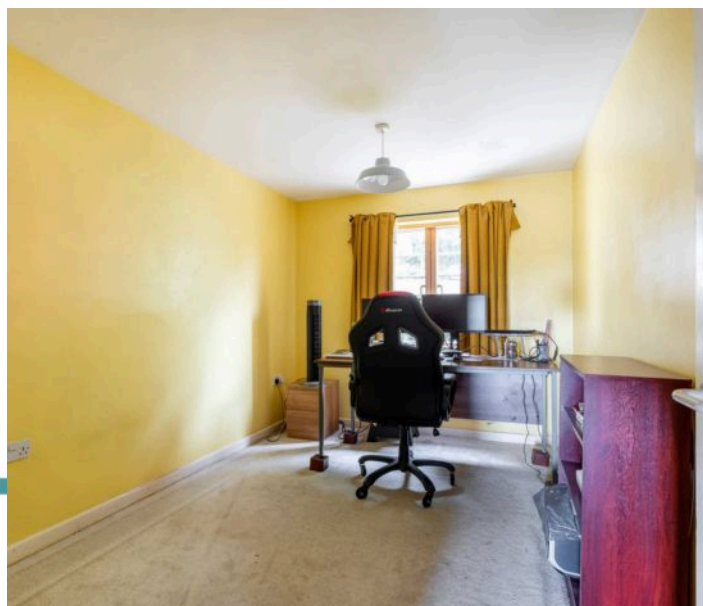
Sold Leasehold

Connected to all mains services.

**Lease:** 101 years remaining (originally 125 years from August 2004)

**Ground Rent:** £200 per year, increasing by £100 every 25 years

**Service Charge:** Half-yearly £759.17 (covering 29 September 2025 to 24 March 2026)



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# 15 City Heights Telegraph Lane East

## City Heights, Norwich

A ground floor apartment in City Heights, conveniently located just ten minutes from the city centre. The property offers two bedrooms, allocated parking, and double glazing throughout.

The apartment is entered via a hallway, providing access to the open plan kitchen/lounge/diner, both bedrooms, and the bathroom.

The lounge/diner/kitchen is a spacious open plan living area with laminate flooring and a front-facing double glazed window. The kitchen is fitted with wall and base units, a built-in oven with gas hob and extractor and has space for a washing machine and fridge.

A sliding door opens onto a small courtyard.

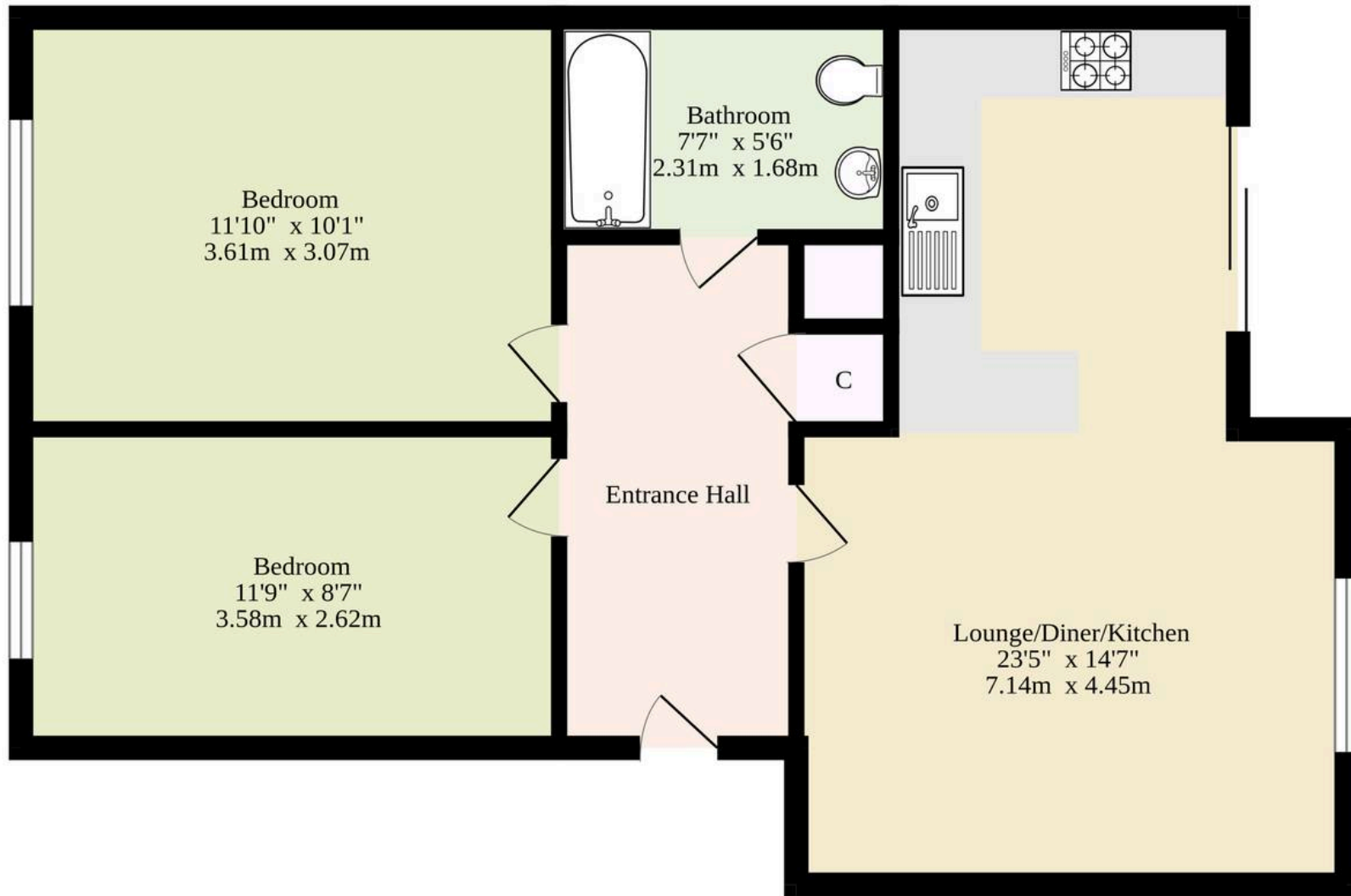
Bedroom one is a double room with fitted carpets and a rear-facing double glazed window. Bedroom two is another good-sized double, also with fitted carpets and a rear-facing window.

The bathroom comprises a panelled bath with shower over, low level W.C., hand wash basin, heated towel rail, extractor fan, and wood-effect flooring.

Outside, the property benefits from a small area of green space with a patio accessed from the kitchen, as well as one allocated parking space.



531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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Meet *Rosie*  
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Meet *Tristan*  
Senior Property Valuer

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