



87 St. Michaels Avenue, Aylsham

Norwich



Minors & Brady



# 87 St. Michaels Avenue

Aylsham, Norwich

Positioned on the edge of the development with open field views, this highly desirable ground-floor apartment offers spacious and light-filled accommodation within a sought-after location. Inside, the layout features a generous open-plan living area with a modern, well-equipped kitchen, two sizeable bedrooms with built-in wardrobes, and a principal suite with en suite shower room, all complemented by a stylish family bathroom. The setting is enhanced by a communal garden and allocated parking space, while the wider area provides walking access to shops, cafés, pubs, schools, and healthcare facilities, together with excellent transport links including regular bus services and the A140 towards Norwich and Cromer.

## Location

St. Michael's Avenue is set within the historic market town of Aylsham, a highly desirable location known for its Georgian marketplace and thriving community spirit. The town offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, and traditional pubs, alongside well-regarded schools and healthcare facilities. Regular bus services and easy access to the A140 provide convenient links to both Norwich and Cromer, while the nearby Bure Valley Railway adds unique local charm. For those who enjoy the outdoors, the surrounding countryside, Blickling Estate, and riverside walks offer excellent leisure opportunities. The town also hosts a popular weekly market and a monthly farmers' market, creating a lively atmosphere. With its mix of heritage, convenience, and natural beauty, Aylsham continues to be a sought-after place to live.

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## St. Michael's Avenue, Aylsham

Stepping inside, the entrance hall provides a welcoming introduction to the home, complete with an intercom system, airing cupboard, built-in storage, and fitted carpet underfoot. An electric heater and convenient power points add to the practicality of the space, setting the tone for the well-maintained interior.

From here, the layout opens into a spacious and light-filled open-plan living area. The lounge is bright and inviting, decorated in soft neutral tones with a subtle blue feature wall for character. Large uPVC windows frame pleasant views of greenery outside, while ceiling coving and a modern pendant light enhance the finish. Electric heating and fitted carpet ensure comfort, and the open arrangement flows naturally into the kitchen.

The kitchen is stylish and well-equipped, featuring sleek white gloss units paired with dark work surfaces and modern grey tiled flooring. A stainless steel sink with a drainer sits beneath the window, while vertical grey splashback tiles add a contemporary touch. Integrated appliances include an oven with extractor hood and washing machine, with further provision for a fridge/freezer. The design offers excellent storage and worktop space, making it a highly functional area.

The principal bedroom is a generous double, presented with soft décor, coving to the ceiling, and a large rear-facing window that draws in natural light. A built-in wardrobe with sliding doors provides ample storage, and the room is complemented by an en suite shower room. The en suite features a modern walk-in enclosure, pedestal wash basin, and WC, finished with tiled splashbacks, shaver point, extractor fan, and vinyl flooring.

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The second bedroom, also positioned to the rear, is finished in a gentle blue shade with a fitted wardrobe and uPVC window. With its practical proportions, it works well as a comfortable bedroom, guest room, or flexible home office.

Completing the interior is the family bathroom, arranged with a three-piece suite including a panelled bath with shower attachment, wash basin, and WC. Contemporary grey tiling with a striped border adds style, while a rear window, shaver point, and extractor fan provide practicality and comfort.

Outside, the property benefits from a well-kept communal front garden with a paved pathway leading to the entrance, bordered by mature shrubs and hedging. An allocated parking space for one car is included, ensuring convenience in this desirable development.

## Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

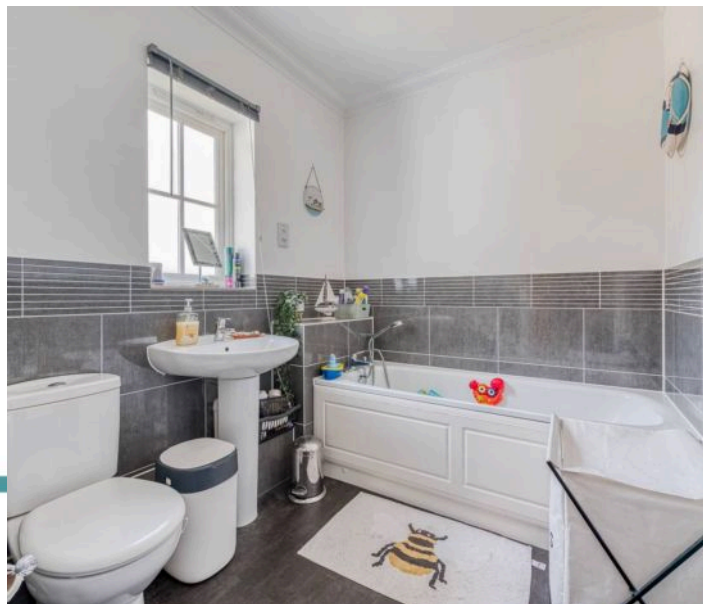
Lease length remaining: 114 years

Ground rent: £115 per annum

Maintenance/Service charge: £1,298 per annum

Council Tax Band: A

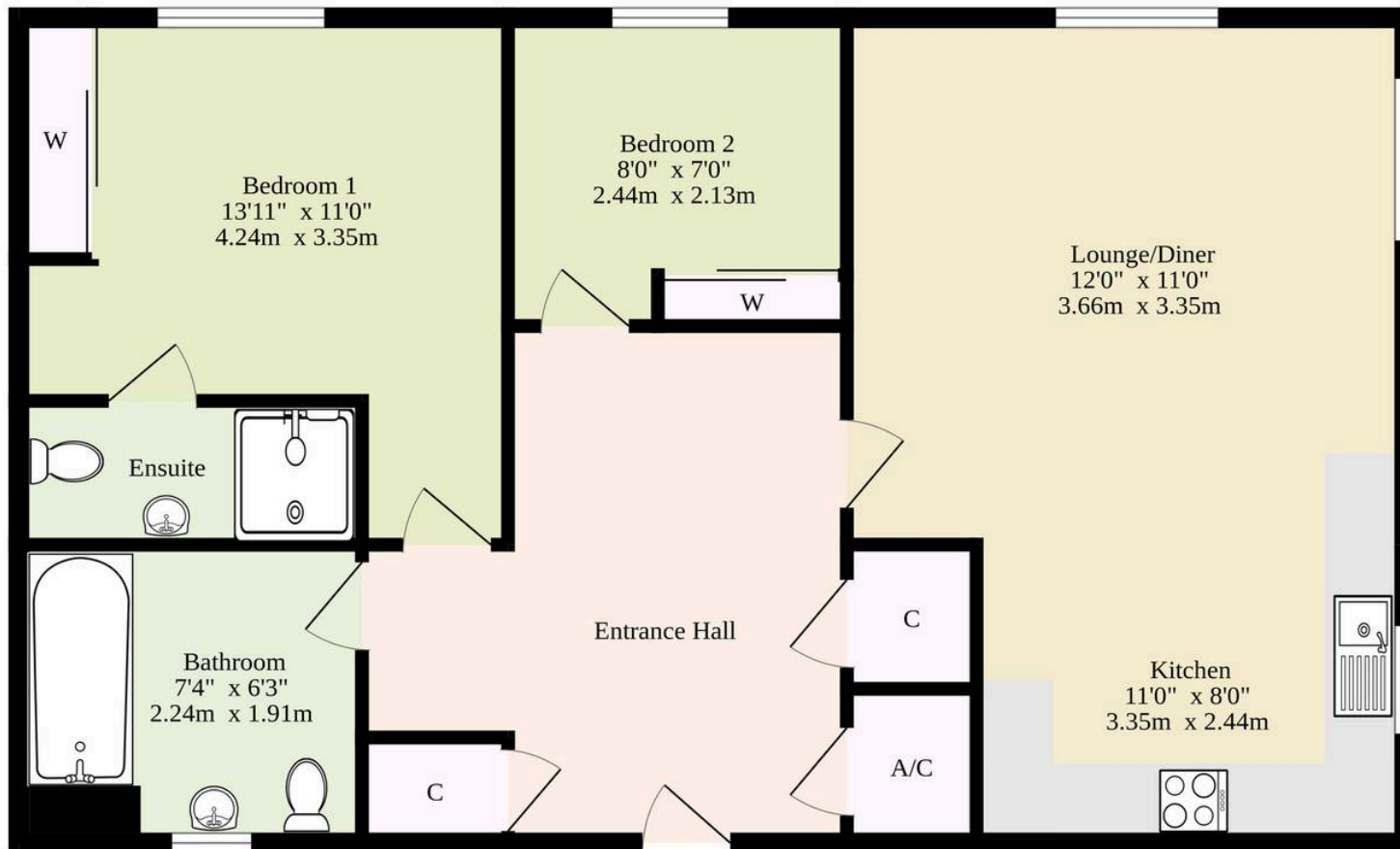
Heating system: Electric central heating



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**Ground Floor**  
**688 sq.ft. (63.9 sq.m.) approx.**



Sqft Excludes Ensuite

**TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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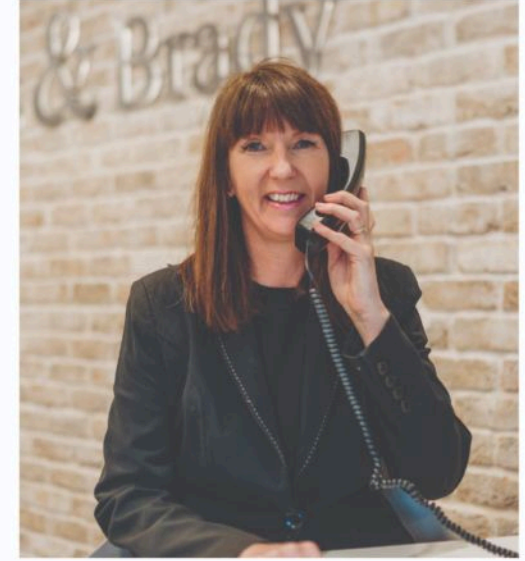
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