



18 Abbey Court Bracondale, Norwich

Norwich



Minors & Brady

18 Abbey Court Bracondale

Norwich

Situated in the sought-after area of Bracondale, Norwich, this bright and airy second floor flat combines modern living with an unbeatable location. Just moments from the Riverside and the train station, it offers easy access to local amenities and the city centre. Inside, a spacious sitting and dining area with a decorative fireplace flows into a practical kitchen, while two double bedrooms, a contemporary bathroom, and a utility/storage room provide comfort and convenience. With a garage and communal gardens, the property is an ideal choice for first-time buyers, professionals, or investors looking for a home that balances style, space, and practicality.

- Bright and airy second floor flat positioned in the prime location of Bracondale, Norwich
- Moments away from Riverside and the train station, offering a wide range of amenities
- Perfect choice for first time buyers, professionals or investors
- Spacious sitting/dining room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven and areas for your own appliances
- Two double bedrooms, one with built-in wardrobes
- Bathroom comprising of a contemporary three-piece suite
- Storage and utility room, suitable for your laundry goods
- Garage for secure parking or storage options
- New boiler



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Norwich, Norwich

Location

Abbey Court sits in Bracondale, one of Norwich's most characterful and well-placed residential areas, just south of the city centre. It's a location that balances calm surroundings with real convenience, the heart of Norwich is only a short walk or a few minutes by car, giving quick access to the Lanes, the market, and the city's main shopping streets. The Riverside development, with its mix of shops, cafés, a cinema, and gyms, is close by and makes everyday errands or evenings out easy. Norwich train station is also within comfortable walking distance, connecting directly to London and the wider region. From Abbey Court you can easily explore the city on foot, enjoy nearby riverside walks, or reach larger shopping centres such as Chantry Place and Castle Quarter in under ten minutes. It's a practical and quietly well-connected spot, ideal for anyone who wants to live close to the city's culture and amenities without being right in the middle of it.

Agents note

We understand that this property is leasehold, with 77 years left on the lease.

Ground rent: £100p/a for the flat and £10p/a for the garage.

Maintenance fee: £1,652.32p/a for the flat and £89.80p/a for the garage.

Renewal for charges: 29/9/2026

New boiler

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Step through the welcoming entrance hall and you are greeted by a spacious sitting and dining room, enhanced by a decorative feature fireplace that adds both charm and a sense of warmth. This inviting space is perfect for relaxing after a long day or entertaining friends and family in style.

The kitchen is thoughtfully designed with modern cabinetry and an integrated oven, alongside practical areas for your own appliances, offering a functional yet stylish hub for culinary pursuits.

The flat comprises two generously sized double bedrooms, one of which features built-in wardrobes, providing ample storage and a restful retreat. The contemporary bathroom features a classic three-piece suite.

Additional storage and a utility room cater to your laundry and organizational needs, while a garage provides secure parking or extra storage options. Beyond the flat itself, communal gardens and pathways surround the building, offering a peaceful setting and a sense of community.

With its prime location, well-appointed interiors, and lifestyle conveniences, this flat represents an exceptional opportunity to enjoy the best of Norwich living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

924 sq.ft. (85.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 924 sq.ft. (85.8 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



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
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