



102 Brazen Gate, Norwich
Norwich



Minors & Brady

102 Brazen Gate

This stylish two-bedroom apartment on Brazen Gate offers the perfect blend of contemporary living and city convenience. Located just moments from Norwich city centre, it provides easy access to shopping, dining, and leisure amenities. The top-floor property is filled with natural light, creating a bright and welcoming atmosphere throughout. An open-plan lounge and modern kitchen form the heart of the home, ideal for relaxing or entertaining. Both bedrooms are generous doubles, with the main bedroom featuring a Juliette balcony for city views. The bathroom is sleek and contemporary, complete with a bath and overhead shower. Secure communal entry ensures peace of mind, and there's the option for a private parking space. This apartment is a stylish, practical choice for those seeking city living with comfort and convenience.

- Stylish two-bedroom top-floor apartment in the heart of Norwich
- Open-plan lounge and modern kitchen, perfect for city living and entertaining
- Generous double bedrooms, with the main featuring a Juliette balcony
- Contemporary bathroom with bath, overhead shower, hand basin, mirror and toilet
- Incredibly low ground rent and maintenance charges – highly affordable to run
- Secure communal entrance hall for peace of mind
- **Agents Note**

Sold Leasehold (118 years remain)

Ground Rent £10 paid annually

Maintenance £190 paid annually

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The Location

Brazen Gate is ideally situated just south of Norwich city centre, placing residents within easy reach of the city's vibrant retail, dining, and leisure offerings. The nearby Riverside area provides a range of restaurants, bars, and a cinema, while Chapelfield Gardens, Castle Quarter, and Norwich Market are all within walking distance for shopping and leisure.

Daily conveniences are well catered for, with Sainsbury's on Queens Road, local cafés, gyms, and healthcare facilities all close by. Excellent transport links, including Norwich Train Station and regular bus routes, make commuting straightforward, while the University of East Anglia and Norfolk and Norwich University Hospital are easily accessible.

Families will appreciate the local schools and green spaces, and the proximity to the Broads adds an attractive option for outdoor recreation. This location perfectly balances city living with practical convenience and lifestyle amenities.



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Norwich, Norwich

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Discover this stylish two-bedroom apartment, perfectly positioned on Brazen Gate, just moments from the heart of Norwich. Ideal for those who want the energy of city life on their doorstep, this top-floor property combines contemporary living with convenience.

Step inside to a welcoming entrance hall, offering practical storage for coats, shoes, and everyday essentials. From here, all rooms flow effortlessly, creating a sense of space and light throughout the apartment.

The open-plan lounge and kitchen is the standout feature of the home. The kitchen is sleek and modern, complete with ample storage and space for appliances, while the lounge area is bathed in natural light, perfect for relaxing after a busy day in the city or entertaining friends.

Both bedrooms are generous doubles, finished to a modern standard. The main bedroom boasts a Juliette balcony, providing a charming spot to enjoy the view and soak up the atmosphere of city living.

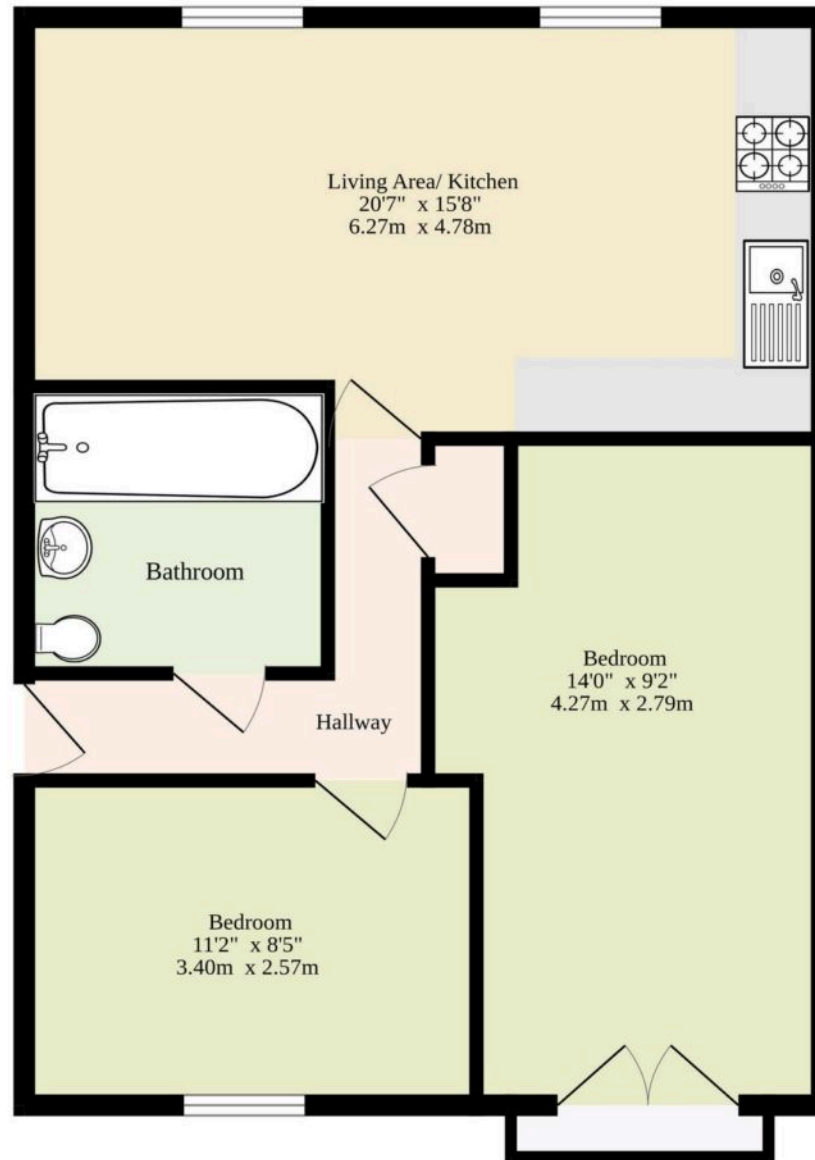
The bathroom is contemporary and stylish, featuring a bath with overhead shower, hand basin with mirror, toilet, and heated towel rail.

Externally, secure entry to the communal hall ensures peace of mind, and there's the option to include a private parking space for an additional monthly fee. A major selling point of this apartment is the incredibly low ground rent and maintenance charges, making it not only stylish but also highly affordable to run.



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642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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

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