



48 Godric Place, Norwich
Norwich



Minors & Brady

48 Godric Place

Hidden within a popular and well-connected area, this immaculately presented one-bedroom apartment offers an excellent investment opportunity with an impressive potential yield of around 7.2%. Finished with neutral décor and modern touches throughout, it's ideal for both first-time buyers and landlords alike. The bright living room provides space for relaxing and dining. A sleek, well-equipped kitchen features space for appliances and a contemporary design. The bedroom includes built-in storage and a clean, modern finish, while the bathroom offers a stylish suite with shower-over-bath. Thoughtfully laid out and move-in ready, this property delivers both comfort and practicality. With its modern presentation, great storage and strong rental appeal, this is an opportunity not to be missed.

- Potential rental yield of approx. 7.2% – ideal for investors
- Immaculately presented throughout with neutral décor
- Bright and spacious living room with dining space
- Modern fitted kitchen with space for appliances
- Stylish bathroom with shower-over-bath
- Generously sized double bedroom with built-in storage
- Move-in ready and low maintenance
- Situated in a popular and well-connected location
- Great first-time purchase or ready-to-let investment option
- **Agents Note**

Sold Leasehold - Vendor to confirm remaining years
£344 paid annually for both maintenance and ground rent.





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48 Godric Place

The Location

Godric Place, located in the heart of Norwich's NR2 postcode, is a vibrant area just west of the city centre. It's well-regarded for its diverse mix of housing options, from charming period properties to contemporary modern developments.

Living here means having everyday essentials right on your doorstep. Local shops, popular pubs, and a variety of restaurants offer plenty of choices for both convenience and leisure.

Nearby supermarkets make grocery shopping easy, while the area's highly regarded schools contribute to its strong family appeal. Residents also benefit from access to nearby green spaces and parks, ideal for outdoor activities and relaxation.

Connectivity is one of Godric Place's greatest strengths. Its proximity to the Norwich Ring Road provides quick and direct routes to key destinations including the University of East Anglia, the Norfolk and Norwich University Hospital, and Norwich University of the Arts. Norwich International Airport is also within easy reach, and Longwater Retail Park and the A47 southern bypass are just a short drive away.

Public transport links are excellent, offering frequent and reliable services into the city centre and surrounding areas, making commuting or exploring the region both simple and convenient.



Located in a highly sought-after and well-connected area, this beautifully maintained one-bedroom apartment offers stylish, move-in-ready accommodation with a modern finish throughout. With neutral décor, contemporary fittings, and thoughtful layout, it's a standout opportunity whether you're purchasing your first home or searching for a strong investment property.

Upon entering, you're welcomed into a bright hallway with space for coats and shoes, setting the tone for the clean and well-kept interior. The spacious living room benefits from a large front-facing window that floods the space with natural light, and there's ample room for both relaxation and dining.

The kitchen is equally impressive, modern, light and fully equipped with space for appliances including washing machine, cooker, and hob. It's a practical yet stylish space with everything you need right at hand.

The bedroom is generously sized with fitted storage and a contemporary finish, benefitting from another large window that keeps the space bright and welcoming. The bathroom has been finished to a high standard with a WC and a shower-over-bath setup, offering modern convenience with a neutral aesthetic.

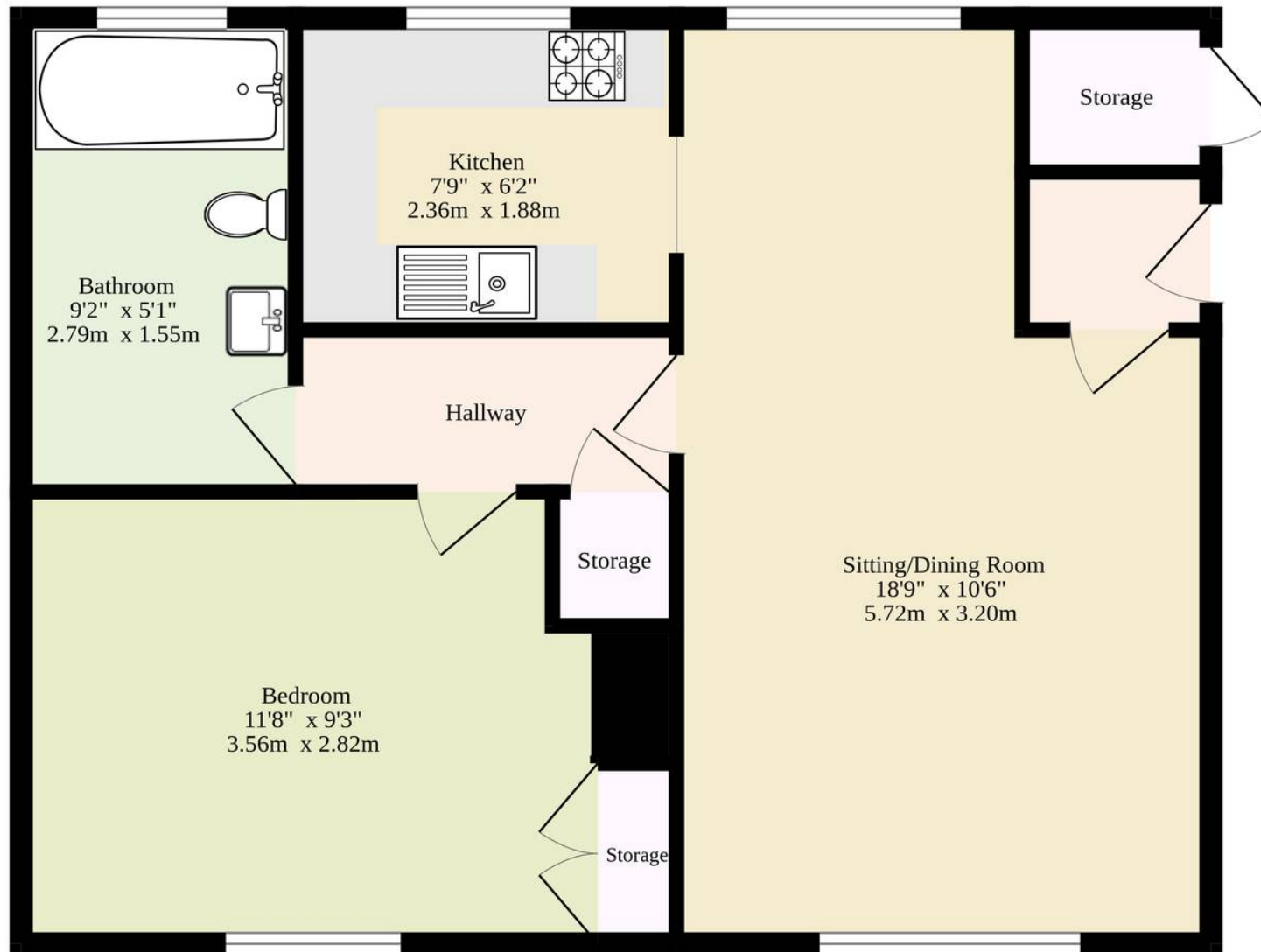
Whether you're looking for your first step on the property ladder or seeking a rental investment, this property delivers. With the potential to achieve **around a 7.2% rental yield**, it presents a fantastic opportunity for investors searching for a ready-to-let apartment in a desirable location.

This is a well-rounded home that ticks all the boxes, modern bathroom, quality finish, great storage, and positioned in a location that remains consistently popular with both residents and tenants alike. Early viewing is strongly recommended.



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450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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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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