



39 Black Horse Opening, Norwich

Norwich



Minors & Brady

## 39 Black Horse Opening

Norwich

This bright and airy two-bedroom apartment in the popular NR3 postcode combines comfort, convenience, and light-filled living. Situated in a quiet block, the home features a generous lounge, a modern kitchen with newly installed cabinet lighting, two double bedrooms, and a contemporary bathroom. Recent upgrades include a new boiler and fusebox, while outside storage adds practical appeal. Ideally located close to shops, restaurants, parks including Mousehold Heath, health centres, and excellent public transport links, the property offers easy access to the city centre in under 10 minutes, making it a perfect choice for first-time buyers or anyone seeking a stylish and ready-to-move-in home in a well-connected neighbourhood.

- Two-bedroom apartment positioned in the popular NR3 postcode of the vibrant city of Norwich
- Suitable for first-time buyers, professionals or those looking to be within easy reach of the city centre
- Moments away from Mousehold Heath for a quiet and scenic setting
- Spacious living room filled with natural light, perfect for relaxing or entertaining
- Modern kitchen with built-in appliances, tiled splashbacks, and newly installed cabinet lighting
- Bathroom with panelled bath, shower, and practical storage solutions
- Quiet and well-maintained block with a secure entry system for peace of mind
- Recent upgrades including a new boiler and updated fusebox
- Outside storage shed providing additional practical space
- Communal off-road parking available





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### Location

Black Horse Opening is situated in the NR3 area, just over a mile north of Norwich city centre, providing a convenient balance between urban access and residential calm. The area benefits from a mix of local amenities, including small shops, cafés, and supermarkets, catering to everyday needs within walking distance. Nature is close at hand, with Mousehold Heath just a short stroll away, offering extensive woodland and heathland paths for walking, cycling, and outdoor leisure. For students and professionals, the University of East Anglia lies to the west, while the Norfolk & Norwich University Hospital is easily reachable, making the location ideal for both study and work. Transport links are well-established, with regular bus services connecting NR3 to the city centre, UEA, and surrounding suburbs, while main roads provide straightforward access by car. This location allows residents to enjoy a relaxed, community-focused lifestyle without sacrificing easy access to the cultural, educational, and medical hubs of Norwich.



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Arriving at the apartment, a secure entry system leads into a welcoming entrance hall, providing convenient built-in storage for coats and shoes and direct access to the kitchen. The bright and well-equipped kitchen is a cheerful space to cook and gather. Featuring matching wall and base units, worktops, tiled splashbacks, a built-in oven with hob and extractor, space for appliances, and a window that lets in plenty of natural light. Newly installed cabinet lights allow you to adjust the ambiance from crisp white to a warmer, homely glow.

The generous lounge is a comfortable space to relax and unwind. With dual windows filling the room with daylight, the area is perfect for entertaining or simply enjoying quiet evenings at home.

Both bedrooms are doubles, offering versatile spaces for sleeping, working, or hobbies. The master bedroom includes a built-in cupboard for extra storage, while both rooms benefit from carpeted flooring and natural light. The modern bathroom features a panelled bath with shower, stylish tiled walls, and practical storage solutions, combining contemporary design with comfort.

## Agents note

We understand that this property is leasehold, with 85 years left on the lease.

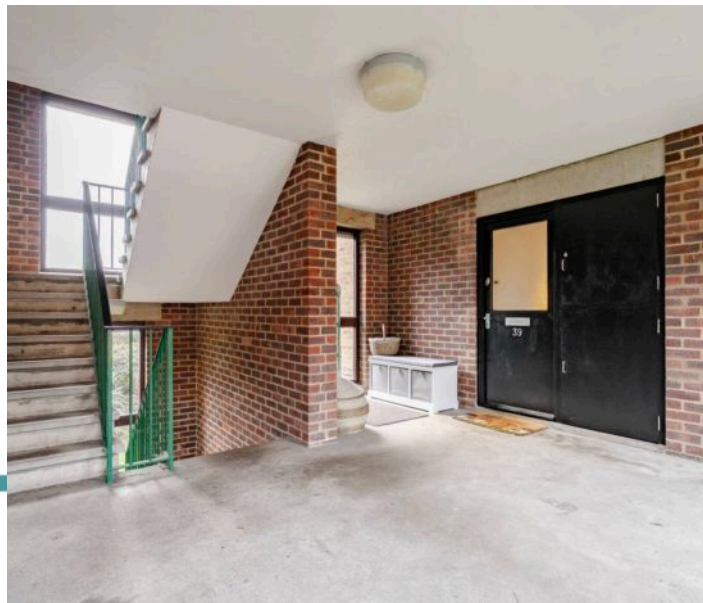
Peppercorn ground rent.

Maintenance fee - £350 quarterly.

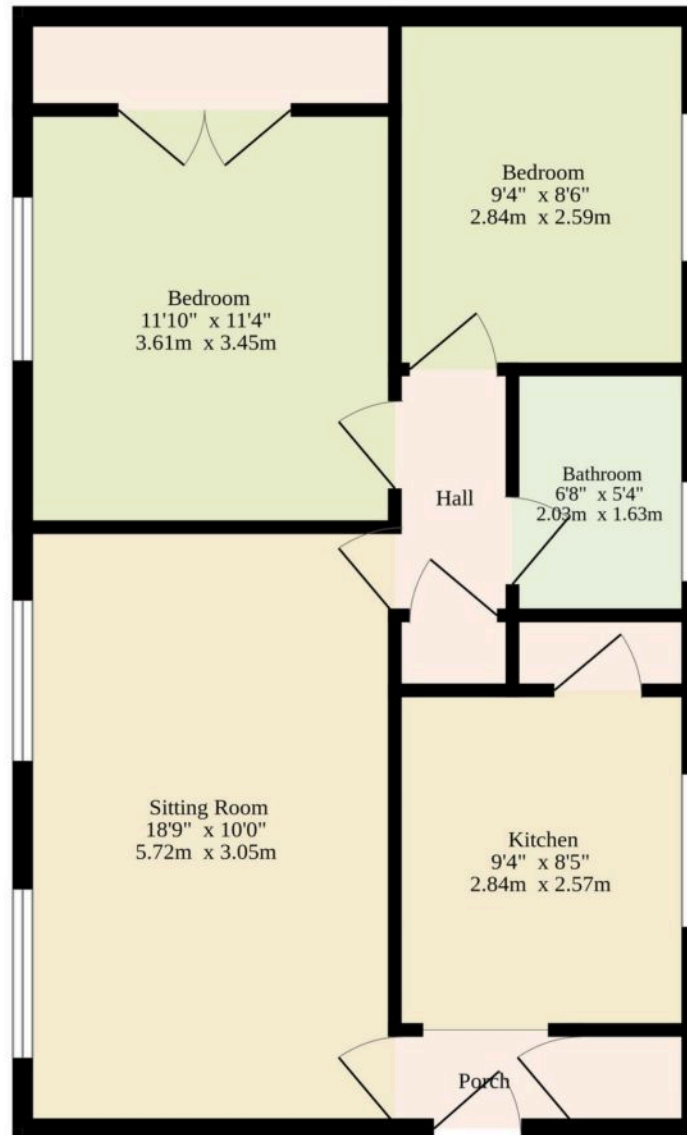
Communal heating is included in the maintenance fee.

Communal off-road parking.

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545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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# Minors & Brady

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