

110 Old Palace Road, Norwich

Norwich



Minors & Brady

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Norwich

Fully refurbished and ready to move into, this ground floor flat offers a bright, modern home just a short walk from the heart of Norwich. The spacious 18ft sitting and dining room, with sliding doors overlooking communal green space, is perfect for relaxing or entertaining, while the modern kitchen with integrated appliances makes everyday living easy. Two well-sized bedrooms with built-in storage and a fully tiled, updated shower room provide comfort and practicality, and a brand-new boiler, just one year old, ensures warmth and efficiency throughout. Set back from the street with a welcoming lawn frontage and extra storage both inside and out, this flat is ideal for first-time buyers seeking a convenient city location, investors looking for a ready-to-rent property, or professionals wanting a low-maintenance home close to everything Norwich has to offer.

Agents note

We understand that this property is leasehold, with 88 years left on the lease.

Ground rent: £10 pcm.

Maintenance fee: £330 pcm.

Renewal: April.

Permit parking.



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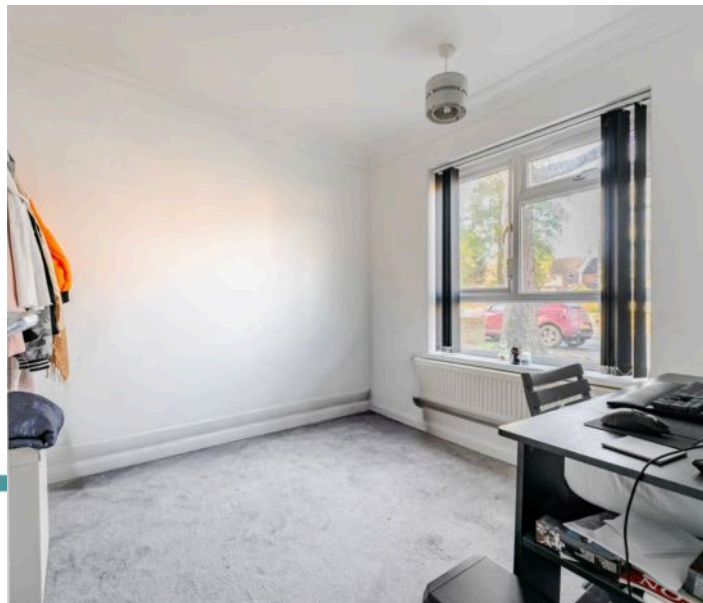
Location

Old Palace Road lies in the NR2 area of Norwich, just under two miles west of the historic city centre, making it within easy reach of central amenities while retaining a quieter residential feel. The road sits close to Unthank Road and Earlham Road, which host a mix of independent shops, cafés, and local services, providing everyday convenience without needing to travel far. The main shopping streets of Norwich, including St. Stephen's Street, Prince of Wales Road, and the historic Elm Hill area, are a short bus ride or a 15–20 minute cycle from the road.

Public transport is readily accessible: several bus routes run along the surrounding roads, connecting residents to the city centre, universities, and key employment areas. Norwich railway station, approximately two miles away, offers regional and national connections, while Norwich Airport, around three miles east, provides domestic and limited European flights.

The area benefits from green spaces within easy reach. Heigham Park, a local community park with playgrounds, sports facilities, and open lawns, is a short walk away. Plantation Garden, a restored Victorian garden, and Wensum Park along the river provide additional recreational options. The neighbourhood combines tree-lined streets with Victorian and Edwardian housing, giving it a residential character popular with families, professionals, and students.

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Recently fully redecorated, the home features new tiles throughout the kitchen and refreshed carpets, creating a bright and inviting living space. The kitchen is fitted with a wide range of storage and integrated appliances, including a washing machine, dishwasher, fridge, freezer, oven, and hob with extractor, while two rear cupboards provide additional storage.

The 18ft sitting and dining room overlooks communal green space through large sliding doors, allowing natural light to fill the room and offering a pleasant outlook.

Both bedrooms are well-proportioned and include built-in storage, with the larger room at the rear featuring near wall-to-wall units and the front-facing bedroom comfortably accommodating a double bed. The updated shower room is fully tiled and fitted with a modern shower tray, glass screens, a toilet, and a tall heated towel rail.

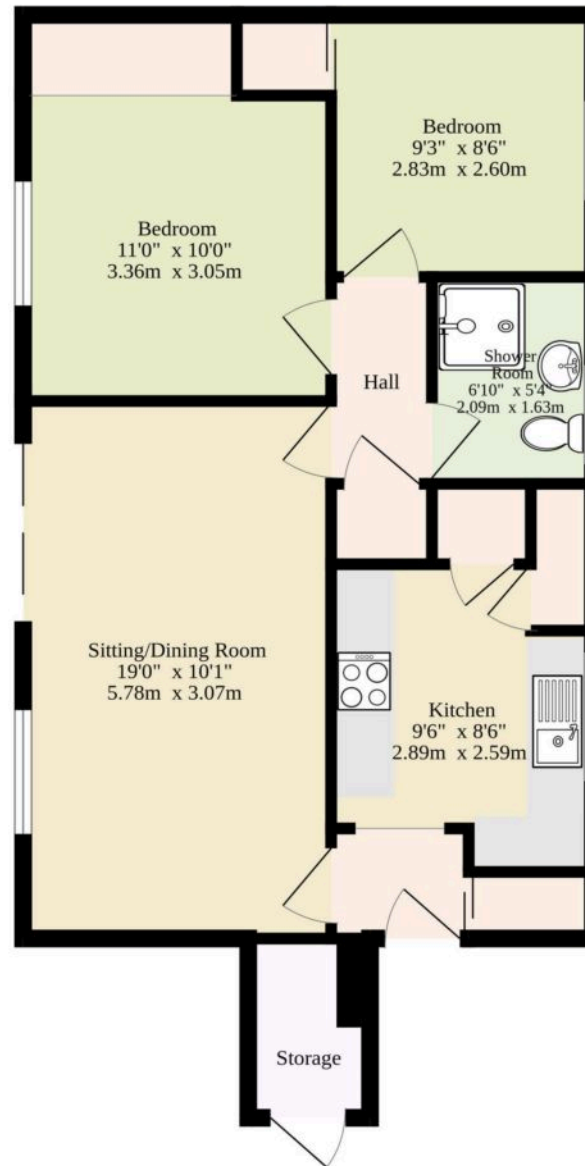
Set back from the street, the property benefits from a large lawn frontage and an external brick store, while utility cupboards can be found both inside and outside the home.

With its combination of modern updates, generous living space, and a location that offers the perfect balance of city convenience and peaceful surroundings, this flat provides a welcoming and practical home in the heart of Norwich.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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Minors & Brady

Your home, our market

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