



38 Suffolk Square, Norwich  
Norwich



Minors & Brady



## 38 Suffolk Square

A well-presented two-bedroom duplex apartment located in the popular Suffolk Square area. The property is arranged over two levels, offering a layout that feels more like a house than an apartment. Accommodation includes an entrance hallway, a bright sitting/dining room with a large window and door leading to a balcony, and an L-shaped kitchen. Upstairs features two generous double bedrooms, finished in neat, neutral décor. A separate WC and a well-maintained bathroom complete the accommodation. The apartment benefits from permit parking and has been well cared for throughout. Ideally positioned within walking distance of the city centre, it makes an excellent first-time purchase.

- Spacious sitting/dining room with balcony access
- L-Shaped kitchen with space for appliances
- Two spacious double bedrooms
- Separate WC and bathroom
- Well maintained with neat, neutral décor throughout
- Permit parking available
- Arranged over two levels
- Walking distance to the city centre
- Ideal first-time purchase or city base







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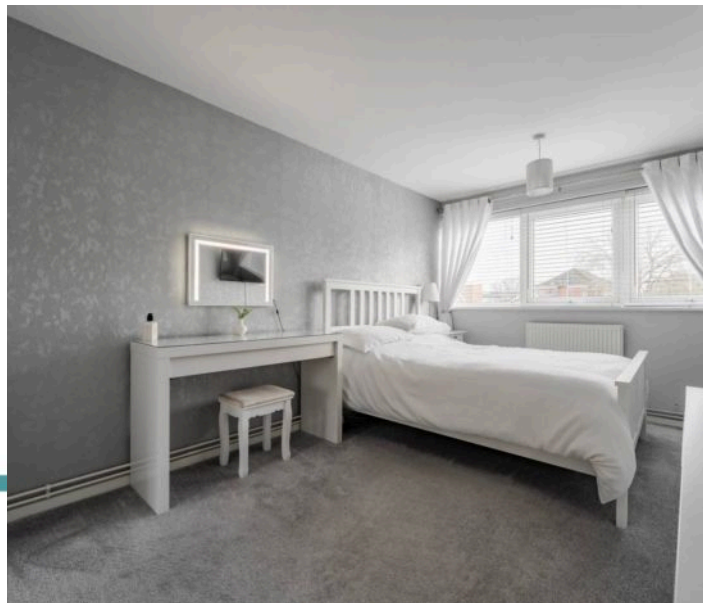


## 38 Suffolk Square

### The Location

Suffolk Square enjoys a prime position in the sought-after Golden Triangle area of Norwich, known for its tree-lined streets, period homes, and lively community feel. A wealth of local amenities can be found within walking distance, including independent cafés, restaurants, pubs, and boutique shops, as well as convenient access to supermarkets and everyday services. The area is well served by schools and nurseries, making it a popular choice for families.

Regular bus services provide easy links into Norwich city centre, where you will find a rich mix of cultural attractions, historic landmarks, and extensive shopping opportunities. For those who enjoy the outdoors, Eaton Park, Heigham Park, and the nearby Wensum riverside walks offer open green spaces to explore, while the city's train station connects directly to London and beyond.





### Suffolk Square, Norwich

A fantastic opportunity to acquire this well-maintained two-bedroom duplex apartment ideally located in the highly sought-after Suffolk Square area, within easy walking distance of the city centre.

The property is arranged over two levels, making it an ideal purchase for first-time buyers, professionals, or those seeking the feel of a house with the convenience of apartment living.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious sitting/dining room, enhanced by a large window and door opening onto a private balcony, perfect for relaxing or entertaining. The L-shaped kitchen is neatly presented and offers practical workspace and storage.

Upstairs, the property boasts two generous double bedrooms, both finished in nice, neutral décor. A separate WC and a well-appointed bathroom complete the layout.

Further benefits include permit parking, a neat and well-cared-for interior, and an excellent location just a short walk to the city centre, shops, and amenities.

#### Agents Note

This property will be sold leasehold, with 82 years remaining on the lease.

This residential property is located within the R controlled parking zone.

You can apply for two residents' and visitor scheme on-street parking permits (One 4 hr permit with clock & x60 one day permits; these may be used in any combination).

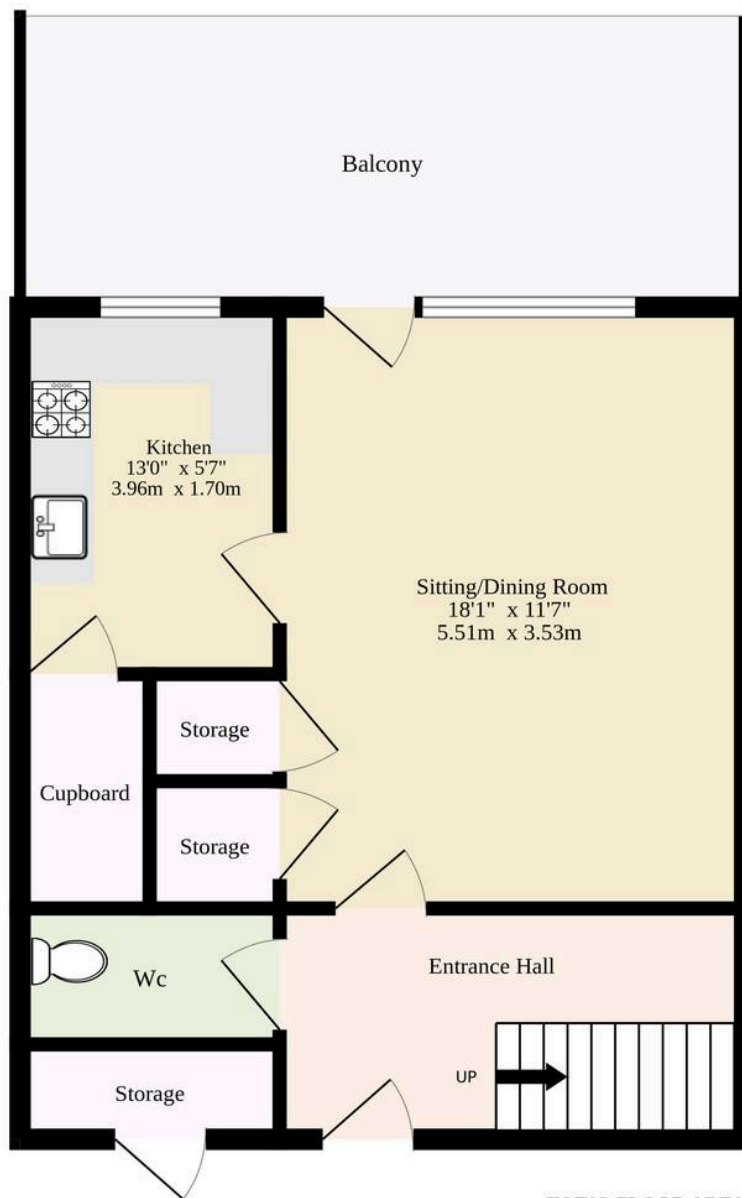
**Ground Rent:** £50 paid annually.

**Maintenance:** £300 paid annually.

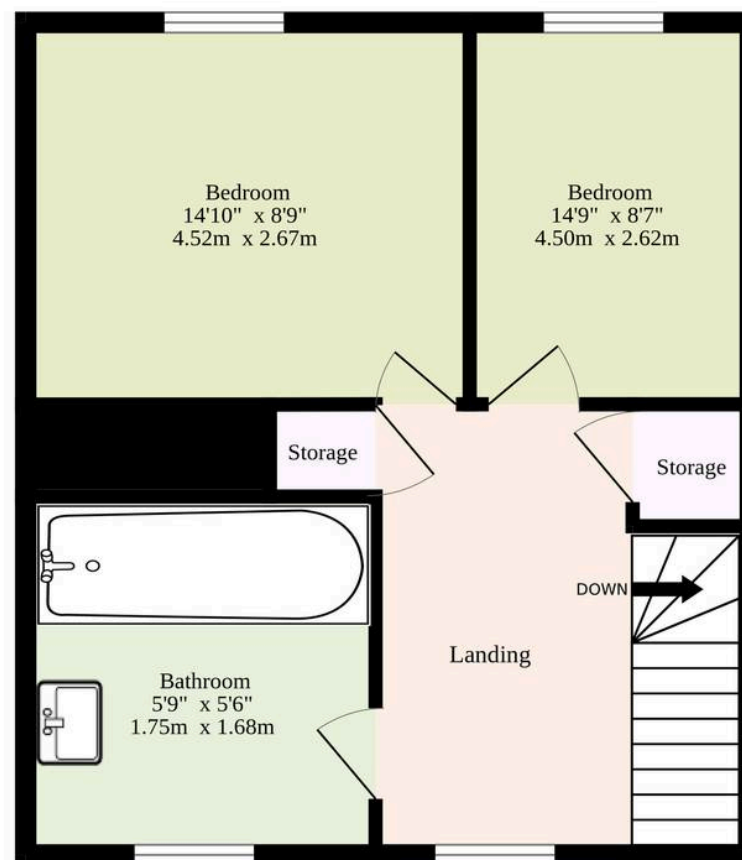


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**Ground Floor**  
375 sq.ft. (34.8 sq.m.) approx.



**1st Floor**  
366 sq.ft. (34.0 sq.m.) approx.



**TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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# Minors & Brady

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