



48 Old Palace Road, Norwich  
Norwich



Minors & Brady

## 48 Old Palace Road

Offered with no onward chain, this well-kept two-bedroom apartment is located in one of Norwich's most sought-after residential areas. The property provides comfortable, low-maintenance living, making it well suited to first-time buyers, downsizers, or investors. Inside, the apartment is presented in good condition throughout, with neutral décor that feels bright and welcoming. The living space benefits from excellent natural light and offers flexibility for both relaxing and dining. A neatly arranged kitchen provides practical storage and worktop space for everyday needs. Two well-sized bedrooms add versatility, whether for sleeping, working from home, or guests. With communal heating, permit parking, and easy access to the city centre, this apartment combines convenience with an excellent location.

- No onward chain
- Desirable NR2 location
- Well-maintained two-bedroom apartment
- Bright and spacious living area
- Neatly fitted kitchen with good storage
- Two well-proportioned bedrooms
- Communal heating included
- Permit parking available
- Walking distance to Norwich city centre
- Ideal for first-time buyers, downsizers, or investors





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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.

This property will be sold as leasehold with 87 years remaining

Ground rent: £10 pa

Maintenance: £139 pcm, although dropping to £97, this includes heating and water.

This residential property is located within the L 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).

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# 48 Old Palace Road

## Old Palace Road, Norwich

Situated in the highly desirable NR2 area of Norwich, this well-maintained two-bedroom apartment offers a practical and comfortable home in a location known for its strong community feel. The property is offered with no onward chain, allowing for a smoother and more straightforward purchase.

The entrance hall provides access to all rooms and leads through to a bright living area that enjoys plenty of natural light. There is generous space for both seating and dining, making it an ideal area for relaxing or entertaining. The neutral décor throughout creates a fresh, clean feel and allows buyers to easily add their own style.

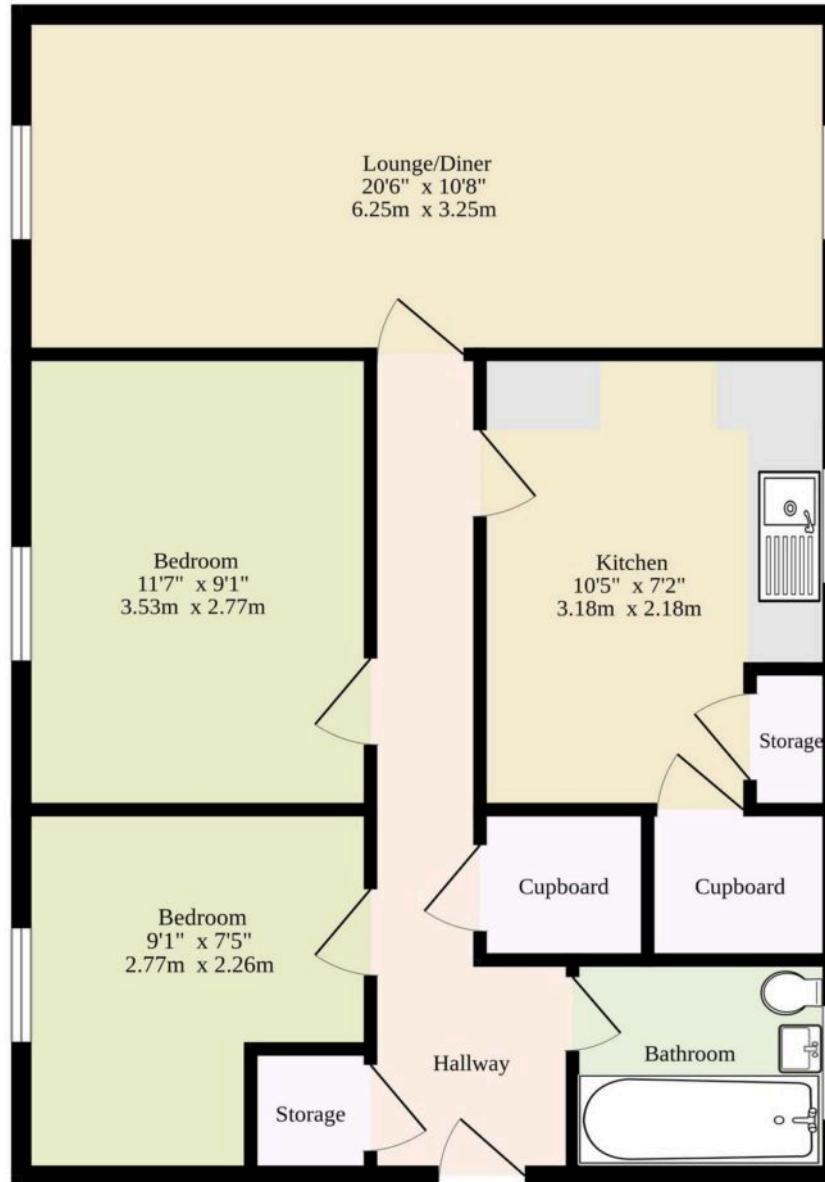
The kitchen is neatly fitted and thoughtfully laid out, offering ample cupboard storage and worktop space to comfortably manage daily cooking needs. Both bedrooms are well-proportioned, with the main bedroom accommodating larger furniture and the second bedroom offering flexibility as a guest room, nursery, or home office.

The bathroom is presented in tidy condition with practical fittings and a well-maintained finish. An additional benefit is the inclusion of communal heating, providing consistent warmth and ease of living without the need for individual systems.

Externally, residents benefit from permit parking, a valuable feature in this popular part of the city. The location is particularly appealing, with independent shops, cafés, green spaces, and excellent transport links close by. Norwich city centre is approximately a 15-minute walk away, offering easy access to shopping, dining, and entertainment.



558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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