



9 Plattens Court, Wroxham

Norwich



In Excess of £165,000  
Minors & Brady

# 9 Plattens Court

Wroxham, Norwich

Set in the very heart of Wroxham, this well-presented two-bedroom apartment offers a comfortable and convenient lifestyle in one of Norfolk's most sought-after Broadland villages. Offering a parking space and short walks to the beautiful riverside.

- Centrally located first floor apartment in the heart of Wroxham
- Two well-proportioned bedrooms
- Bright and well-laid-out living accommodation
- Practical fitted kitchen
- Modern bathroom with shower over bath
- Neutral décor throughout
- Communal garden areas
- Allocated parking plus visitor parking
- Long lease, ideal for owner-occupiers or investors



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Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# 9 Plattens Court

Wroxham, Norwich

Set in the very heart of Wroxham, this well-presented two-bedroom, first floor apartment offers a comfortable and convenient lifestyle in one of Norfolk's most sought-after Broadland villages. Offering a parking space and short walks to the beautiful riverside.

## Location

Wroxham is a highly desirable Broadland village, widely regarded as the "Capital of the Norfolk Broads." Situated along the River Bure, the area is renowned for its boating facilities, scenic riverside walks and vibrant atmosphere.

The village centre offers a wide range of amenities including supermarkets, independent shops, cafés and restaurants, as well as medical facilities and leisure attractions. Wroxham also benefits from a railway station providing direct services to Norwich, along with regular bus routes, making it a popular choice for both full-time residents and visitors alike.

## Plattens Court

This well-presented two-bedroom apartment is ideally positioned in the heart of Wroxham and offers a comfortable, low-maintenance lifestyle suited to a range of buyers. The property is accessed via a welcoming entrance porch which leads to the main accommodation, where the layout has been designed to maximise natural light and everyday practicality.

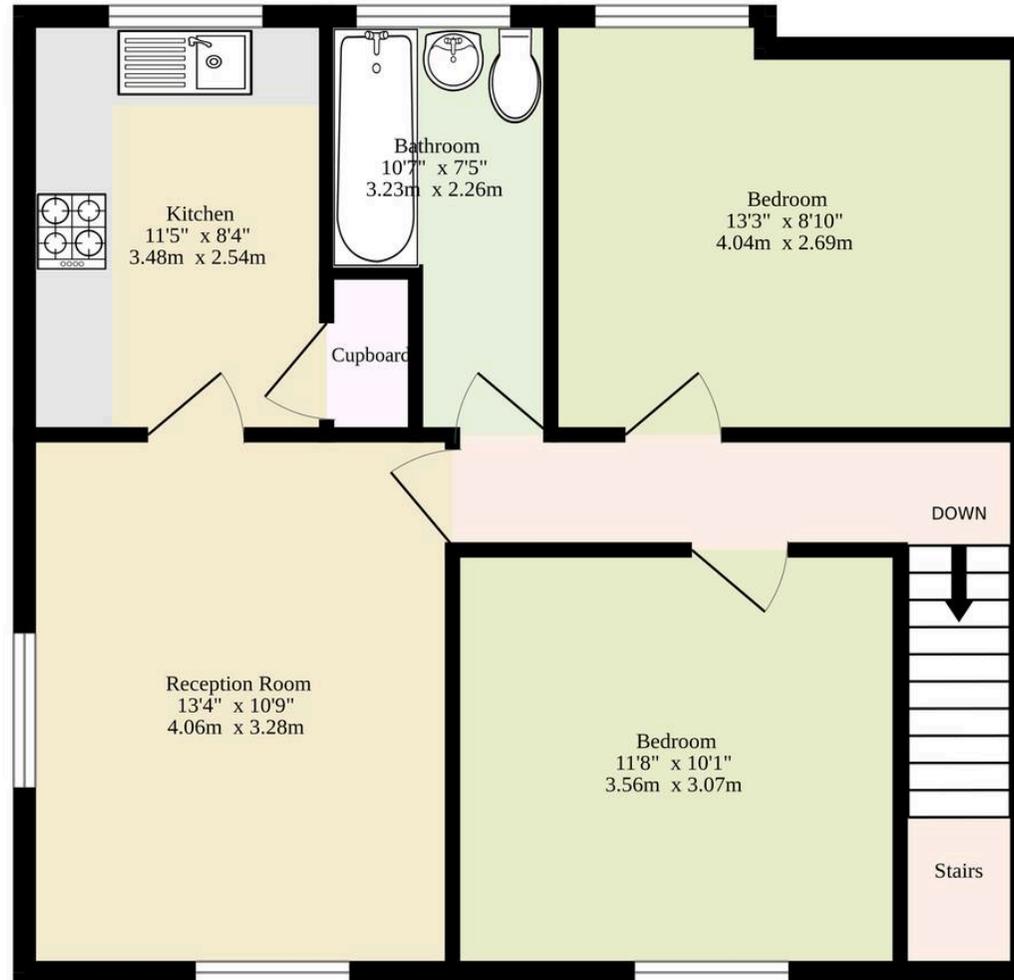
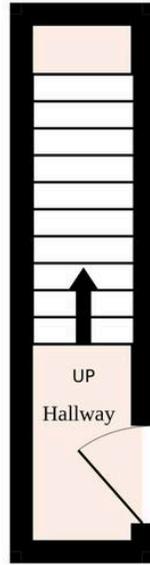
The living space is bright and inviting, providing a relaxing environment for both quiet evenings and entertaining. Adjoining this, the kitchen is neatly arranged with a range of fitted units, generous work surfaces and space for essential appliances, making it both functional and easy to maintain.

There are two well-proportioned bedrooms, offering flexibility for guests, home working or storage, all served by a modern bathroom fitted with a white suite and a shower over the bath. The apartment is well maintained throughout and presented



Ground Floor  
45 sq.ft. (4.2 sq.m.) approx.

1st Floor  
550 sq.ft. (51.1 sq.m.) approx.



**TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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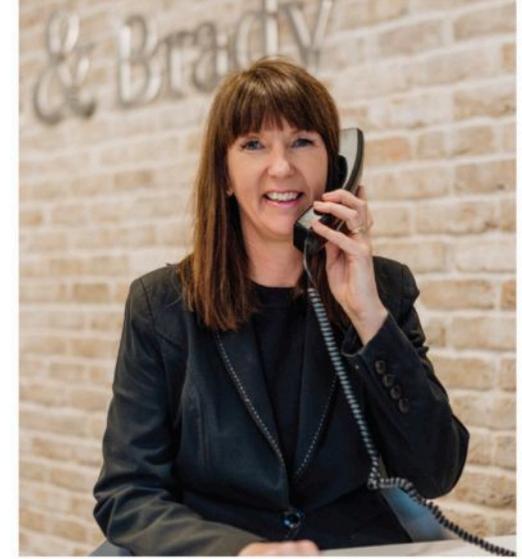
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