



3 Apsley Court, Norwich

Norwich



Minors & Brady



### 3 Apsley Court

This attractive ground floor apartment combines indoor comfort with exceptional outdoor space. Offering two well-proportioned bedrooms, it provides flexible accommodation suited to modern living. The separate lounge and kitchen create a practical layout with distinct living areas. A private rear garden adds significant appeal, offering space for relaxation, gardening, or entertaining. Dedicated parking enhances everyday convenience for residents and visitors alike. Located close to hospitals, amenities, and transport links, the position is both practical and well-connected. With no onward chain, the property presents an excellent opportunity for a swift and hassle-free purchase.

- Ground floor apartment with a well-balanced internal layout
- Two comfortable bedrooms filled with natural light
- Bright and inviting lounge ideal for everyday living
- Separate kitchen with practical workspace and storage
- Private rear garden owned outright, a rare benefit for an apartment
- Enclosed outdoor space featuring a lawn, patio area, and shed
- Dedicated parking located conveniently to the rear
- Side access providing direct entry to the garden
- Close proximity to local shops, services, and Norwich Community Hospital
- Offered with no onward chain for a smoother buying process

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## 3 Apsley Court

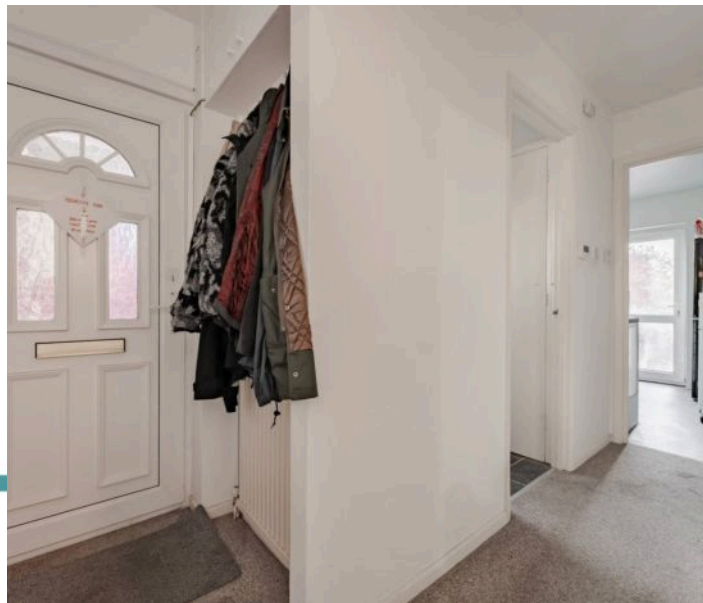
### The Location

Apsley Court, Norwich sits in a leafy, well-established residential part of the city's west side. Within a short stroll you'll find small convenience stores, a Co-op, and independent takeaways and cafés serving the West Earlham and Bowthorpe Road community. Larger supermarkets and retail options are only a few minutes' drive away, while the city centre itself is roughly ten minutes by car or regular bus.

Families benefit from several good schools close at hand, Henderson Green Primary Academy, West Earlham Infant and Junior Schools, and City Academy Norwich, all within comfortable walking or cycling distance. For higher education, the University of East Anglia (UEA) is just a short journey south, making the area popular with staff and students alike. Healthcare is well covered too, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital less than ten minutes away by road.

Public transport links are excellent: frequent bus services run along Bowthorpe Road and Earlham Road, connecting to the city centre, UEA, and the hospital, while Norwich Train Station is easily reached for commuters heading to London or the coast. Walking and cycling are both practical, thanks to safe paths and traffic-calmed streets.

Lifestyle-wise, Apsley Court offers a comfortable balance between city convenience and neighbourly calm. Green spaces like Earlham Park and Heigham Park are nearby for weekend strolls or picnics, and there's a genuine sense of community, helped by local pubs, schools, and the nearby community hub. It's an area that suits families, professionals, and students equally well: settled, practical, and only a short hop from everything Norwich has to offer.





## 3 Apsley Court

### Apsley Court, Norwich

This well-presented ground floor apartment offers a rare opportunity to enjoy both private outdoor space and the convenience of dedicated parking. Set within a popular residential area close to Norwich Community Hospital, the home is ideally positioned for easy access to local amenities and excellent transport connections, including nearby routes to the A47. The added advantage of no onward chain ensures a smooth and straightforward purchase.

Internally, the apartment is arranged to provide comfortable and practical living. A welcoming entrance hall leads through to a bright and spacious lounge, offering an inviting setting for relaxing or entertaining. The separate kitchen is well laid out with ample worktop space and storage, making it ideal for everyday cooking needs.

The property features two generously sized bedrooms, both enjoying good natural light and a peaceful outlook. A well-appointed bathroom completes the interior, fitted with a shower suite and additional storage. The overall layout makes the home suitable for a range of buyers, from first-time purchasers to investors seeking a property with strong rental appeal.

One of the standout features is the large, fully enclosed private garden to the rear, which is owned outright. Predominantly laid to lawn, it also benefits from a paved seating area and a useful shed, providing an excellent outdoor space rarely found with apartments. Parking is conveniently located to the rear, with secure side access leading directly into the garden.

### Agents Note

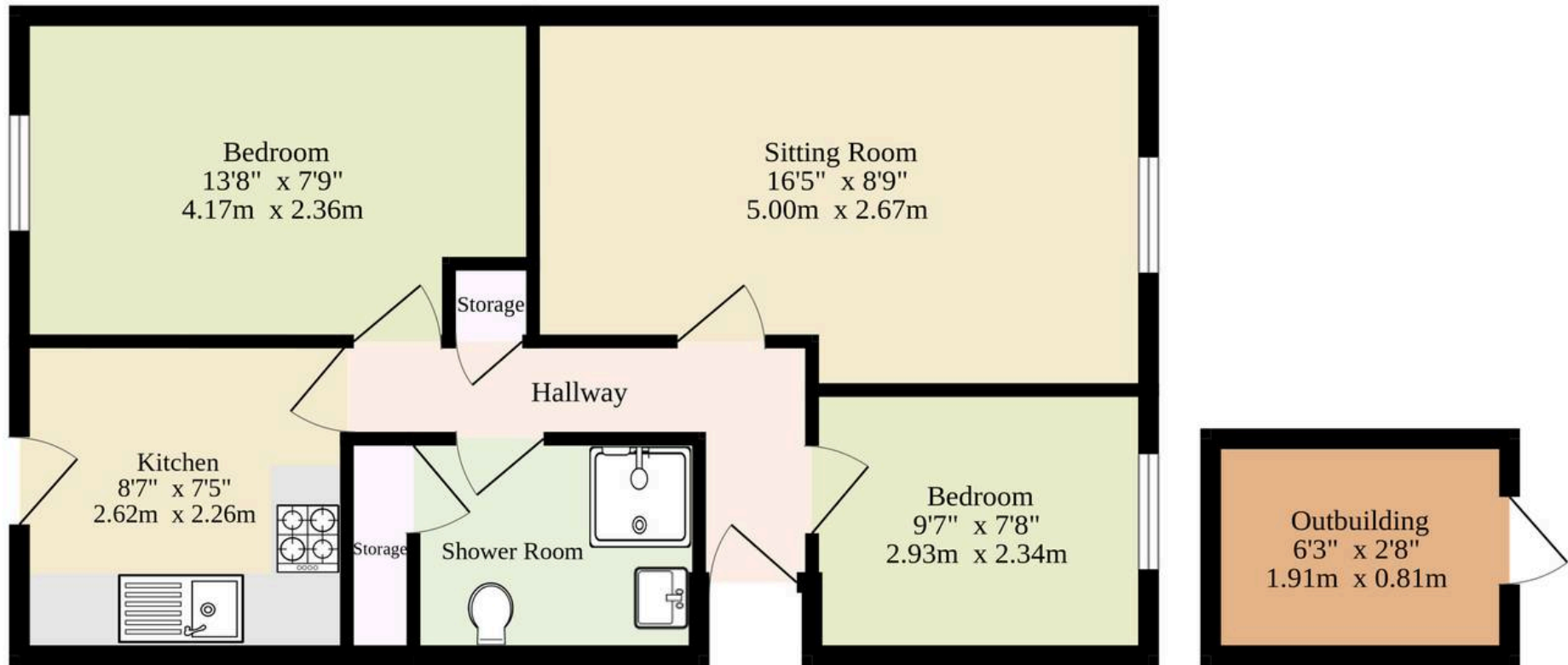
Sold Leasehold



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**Ground Floor**  
**457 sq.ft. (42.5 sq.m.) approx.**



Including Outbuilding

**TOTAL FLOOR AREA : 457 sq.ft. (42.5 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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Meet *Rosie*  
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Meet *Tristan*  
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# Minors & Brady

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