



18 Long Row, Norwich

Norwich



Minors & Brady

## 18 Long Row

This charming second-floor apartment enjoys a convenient position within easy walking distance of the city centre, making it an ideal choice for those who appreciate both accessibility and a quieter residential setting. The home has a bright and welcoming feel throughout, with well-balanced accommodation that has clearly been well cared for and enjoyed. Natural light flows beautifully through the dual-aspect living space, creating a comfortable and uplifting environment for everyday living. The private balcony offers a lovely elevated spot to relax and take in views across the surrounding rooftops. With practical features, comfortable bedrooms, and thoughtful finishes, the apartment has a warm and inviting character that makes it easy to feel at home. A property that has clearly been loved, it presents an appealing opportunity for first-time buyers or investors alike.

- Second-floor apartment within walking distance of the city centre
- Bright and well-proportioned accommodation throughout
- Two comfortable double bedrooms one with fitted wardrobes
- Generous dual-aspect lounge allowing excellent natural light
- Private walled balcony with artificial turf and elevated rooftop views
- Wood-style kitchen with dark work surfaces and monochrome fixtures
- Space for everyday kitchen appliances
- Bathroom with bath and shower over
- Soft carpeting in the bedrooms with durable flooring through the main living areas
- Communal courtyard with seating area and clothes drying facilities





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# 18 Long Row

## The Location

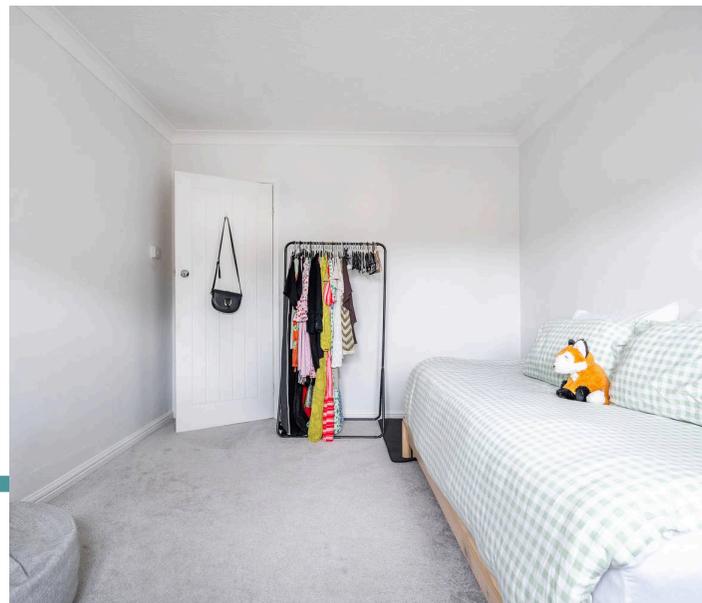
Positioned along Long Row in Norwich's ever-popular NR3 district, this well-located home places you just 1.5 miles from the heart of the city, making it ideal for those who value both accessibility and community convenience.

Everyday shopping is covered with a Tesco Express within walking distance and an Aldi supermarket only a 5-minute drive away, providing a mix of quick stops and full weekly shops with ease.

Step outside and you're moments away from a fantastic trio of pubs that bring the local area to life. The award-winning Rosebery stands just a few steps from your door, a proud local gem known for its curated food menu and vibrant community feel. A short walk further brings you to The Whalebone, offering a sociable setting with plenty of character, while The Stanley completes the circuit with its warm atmosphere and friendly charm, perfect for relaxed evenings or impromptu meet-ups.

For outdoor lovers and families alike, Waterloo Park is less than half a mile away, offering an open green space with scenic walking routes, play areas and seasonal events that bring the neighbourhood together throughout the year.

Excellent bus links also run through the area, ensuring simple and regular connections into the city centre and beyond, whether for work, leisure or a weekend adventure.



## 18 Long Row

### Long Row, Norwich

Situated within easy walking distance of the city centre, this second-floor apartment offers bright and well-proportioned accommodation, making it an appealing choice for first-time buyers or investors alike. The property benefits from a light and airy feel throughout, with practical living space and a convenient city-fringe location.

The apartment is accessed via a communal entrance with stairs rising to the second floor. Upon entering the property, a central hallway provides access to the principal rooms and includes useful storage cupboards, adding to the practicality of the layout.

Both bedrooms are comfortable doubles positioned to the front of the property, each enjoying pleasant outlooks and fitted wardrobe cupboards that provide built-in storage. The bedrooms are finished with soft carpeting, creating a warm and comfortable feel.

The lounge is a generous and particularly bright living space, benefiting from dual aspects to the front and rear which allow natural light to flow through the room. A door from the lounge leads out to a private walled balcony, finished with artificial turf and offering elevated views across the surrounding city rooftops — a pleasant spot to sit and enjoy the outlook.



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The kitchen is fitted with wood-style units complemented by dark work surfaces and monochrome fixtures that tie the space together with a clean, modern look. There is space for everyday appliances, while tiled splashbacks complement the workspace. A wall-mounted boiler provides gas central heating and domestic hot water.

The bathroom is fitted with a suite comprising a wash basin, WC and panelled bath with shower over, complemented by tiled surrounds. Hard-wearing, durable flooring runs throughout the main living areas and hallway, offering both practicality and ease of maintenance.

Residents also benefit from access to communal outdoor areas, including a courtyard space with clothes drying facilities and a seating area.

### Agents Note

This property will be sold leasehold, with 91 years remaining (125 years from 1st July 1991)

Ground Rent: £10 paid annually

Maintenance cost: £410 for the latest year.





Total area: approx. 646.3 sq. feet

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



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Meet *Rosie*  
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Senior Property Lister

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