



4 Mandells Court, Norwich

Norwich



Minors & Brady

4 Mandells Court

Norwich

Step into a lifestyle where the best of Norwich is right on your doorstep, from bustling cafés and restaurants to shopping, historic landmarks, and excellent transport links. This renovated ground-floor flat offers a welcoming entrance hall leading into a light-filled living room, perfect for relaxing or entertaining, and a modern kitchen fitted with contemporary cabinetry, a ceramic hob, sink/drainer unit, and space for your own appliances. The double bedroom looks out over gardens and provides comfort and privacy, complete with an en-suite shower room featuring a classic three-piece suite. With views across the carefully maintained grounds of the nearby church, plus a friendly, well-connected community and convenient pay-and-display parking nearby, this property is an ideal choice for first-time buyers, professionals, or investors seeking a central city location.

Agents Notes

Leasehold, with Approx. 140 years left on the lease.

Ground rent: Approx. £10pcm.

Maintenance fee: Approx. £90pcm.

Electric heating system.

Connected to mains water, electricity and drainage.



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4 Mandells Court

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Positioned within a prime setting in the vibrant city of Norwich, this renovated ground-floor flat offers an easy, connected lifestyle in one of the area's most convenient central locations. With views over the beautifully maintained grounds of the nearby church, the outlook gives a sense of space, quiet and light while keeping you close to the energy of the city.

Life here is about stepping outside and having everything within reach. From shopping malls and supermarkets to independent restaurants and cafés, daily essentials and leisure options are all within walking distance. Historic landmarks, educational facilities and excellent transport links are close by, making this an ideal base for first-time buyers, professionals or investors seeking a well-positioned home in the heart of it all.

The flat itself has been thoughtfully renovated to create a comfortable and practical living space. A welcoming entrance hall sets the tone, leading into a light-filled living room that feels both cosy and inviting, a space well suited to quiet evenings in or hosting friends. The kitchen is fitted with modern cabinetry, a ceramic hob and a sink/drainers unit, with areas ready for your own appliances, allowing you to tailor the space to your needs.



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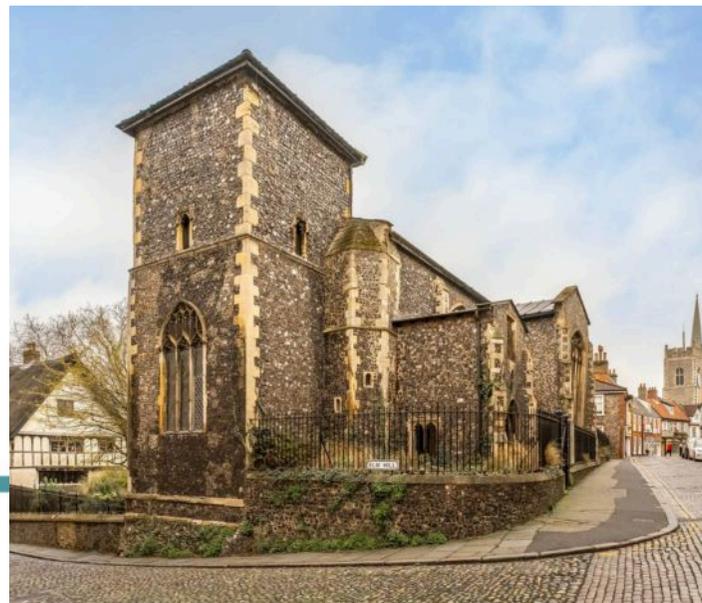
The double bedroom offers a calm and private space with a view over the church gardens, complete with an en-suite shower room featuring a classic three-piece suite.

Designed for ease and functionality, the layout of the accommodation makes excellent use of the available space while maintaining a sense of comfort throughout.

Beyond the apartment, residents enjoy maintained communal grounds and the reassurance of a friendly community that stays connected via a WhatsApp group, contributing to a safe and peaceful environment.

A convenient pay-and-display car park is located nearby.

Combining a central location, pleasant views and a welcoming community atmosphere, this ground-floor flat presents a well-balanced opportunity to enjoy city living with everyday convenience at your doorstep.

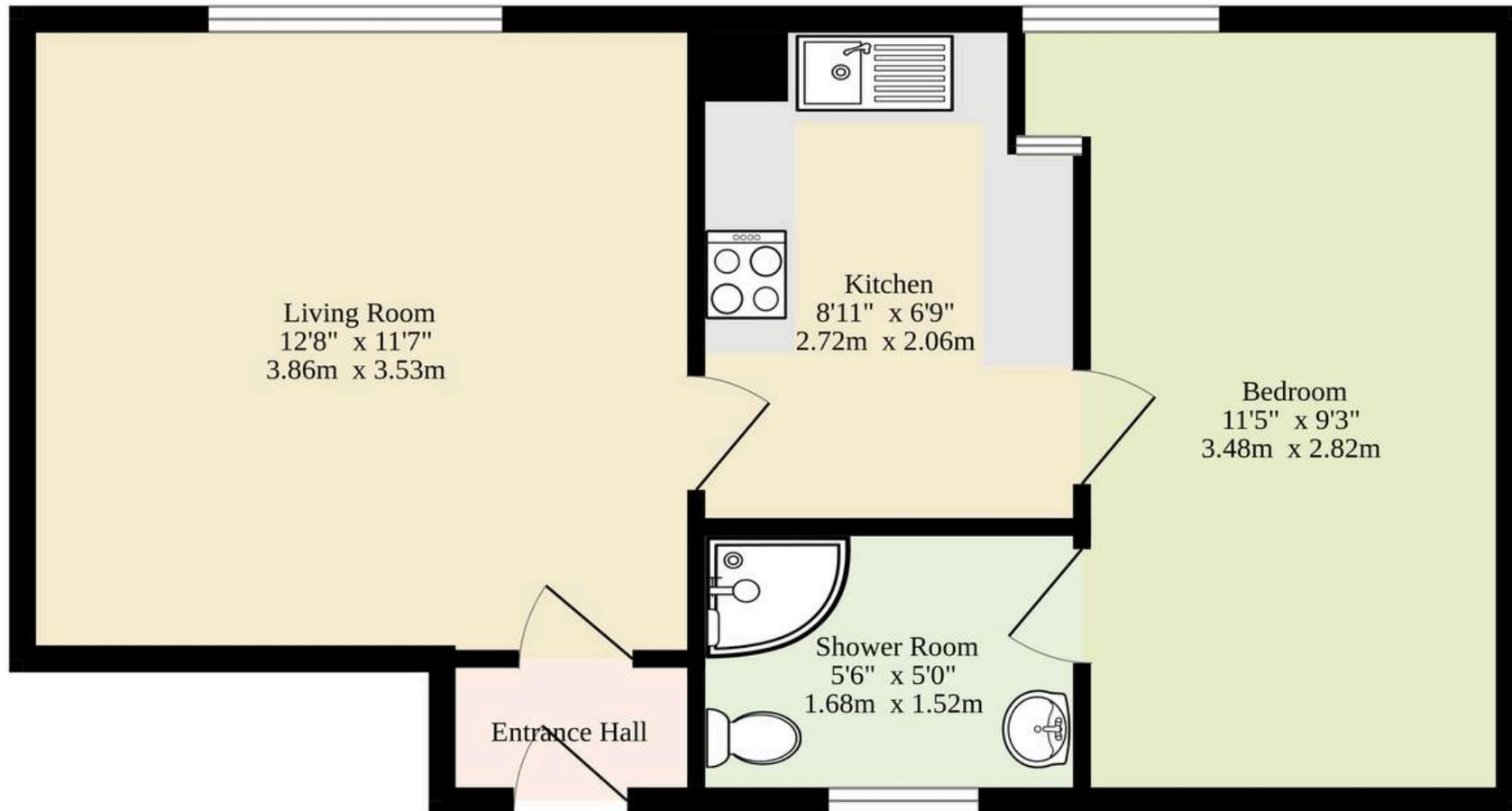


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor

341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 341 sq.ft. (31.7 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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Dreaming of this home? Let's make it a *reality*



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Meet *Rosie*
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Meet *Tristan*
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