



39 Grosvenor House 112-114 Prince Of Wales Road, Norwich
Norwich



Minors & Brady

39 Grosvenor House 112-114 Prince Of Wales Road

Norwich

Imagine stepping out of your door and into the vibrant rhythm of Norwich, with cafés, restaurants, and cultural attractions just moments away. This third-floor apartment offers a bright, modern space that suits city living effortlessly, whether you're a professional, first-time buyer, or investor. With a welcoming entrance hall, open-plan kitchen, dining and living area flooded with natural light, a comfortable double bedroom, and a contemporary shower room, the home is ready to move into and personalise to your lifestyle. Previously achieving £100 per night as a rental, it combines practical living with strong potential for income, all in a location that puts the energy of the city at your doorstep.

Agents Notes

Leasehold, with 237 years left on the lease.

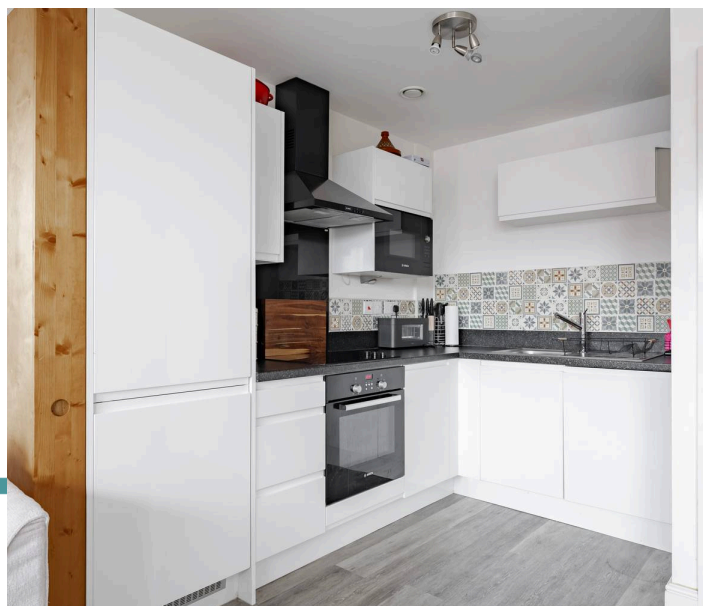
Ground rent: £65 pcm.

Maintenance fee: £1,200 p/a.

Connected to mains water, electricity and drainage.

Electric heaters.

Opportunity to rent a car park space elsewhere for approx. £120 pcm. Minors & Brady are unable to verify this information.



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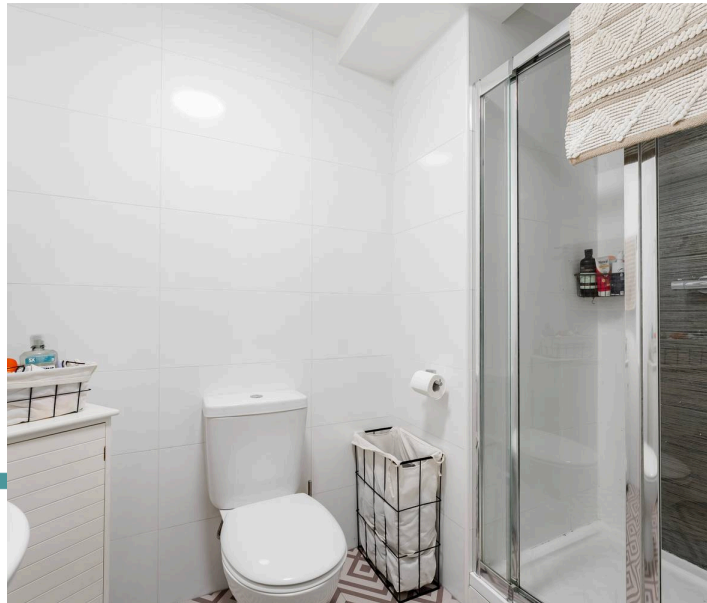
Norwich

Prince Of Wales Road runs through the heart of Norwich, forming a key link between the city centre and the areas around Norwich Railway Station. The street features a variety of shops, small retail outlets, cafés, and local services, with larger shopping destinations like Chantry Place and the Castle Quarter just a short walk away, making it convenient for everyday errands as well as broader retail needs.

The road's proximity to Norwich Railway Station, just a few minutes' walk, makes commuting or traveling by train very accessible, while local bus routes along and near the road connect to the wider city, including routes to Norwich Airport, the University of East Anglia (UEA), and surrounding suburbs. There is a wide mix of eateries, ranging from casual cafés and takeaway spots to more established restaurants, reflecting the diverse lifestyle of residents and visitors in the area.

For students and academics, the road provides straightforward access to UEA via bus or bike, while for professionals, the blend of offices, shops, and restaurants creates a lively, functional corridor. Its location also supports a balanced lifestyle: central enough to benefit from the city's cultural and leisure amenities, yet with enough residential presence to feel part of a local community. Overall, Prince Of Wales Road is practical, well-connected, and embedded in Norwich's urban rhythm, offering convenience for shopping, dining, commuting, and education.

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Positioned on the third floor of a well-maintained building in the heart of Norwich, this contemporary apartment offers convenience, comfort, and style in a prime city location. Perfect for professionals, first-time buyers, or investors, it has previously achieved a nightly rental figure of £100, making it an attractive option whether as a home or an income-generating property.

The building features a welcoming communal entrance hall, with both stairs and lift providing easy access to the third-floor apartment. Inside, an inviting entrance hall introduces the thoughtfully designed interior, emphasising natural light and space to create an environment that feels open and adaptable.

At the centre of the home, the open-plan kitchen, dining, and living area is bright and spacious, with a large window allowing daylight to fill the room. The kitchen is fitted with quality cabinetry and a full range of integrated appliances, offering a modern and practical workspace. This area provides an effortless flow for everyday living, whether entertaining guests or enjoying quiet evenings at home.

The double bedroom offers a private and comfortable retreat, with space to personalise the layout to suit your needs. The shower room features a contemporary three-piece suite, maintaining the apartment's clean, modern finish while providing practical facilities for daily use.

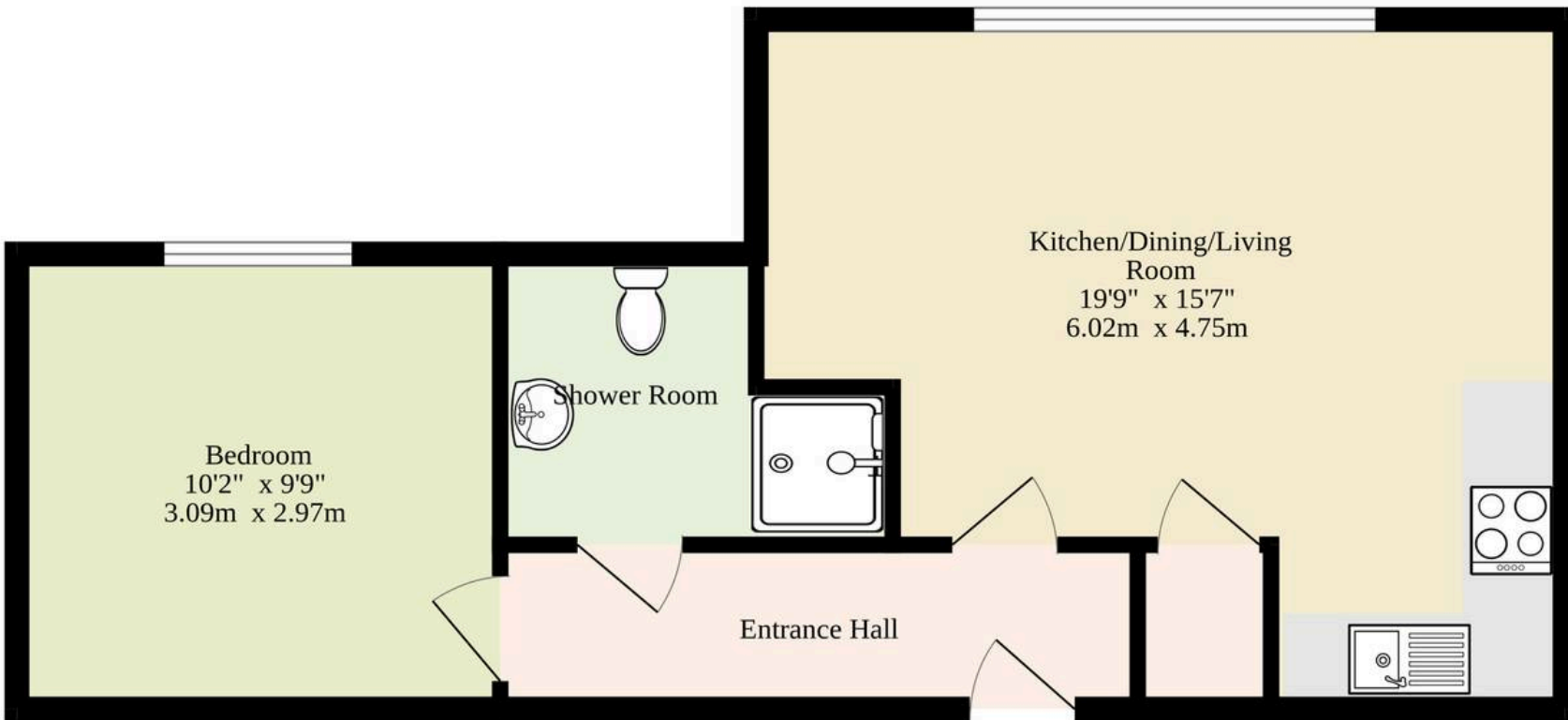
Finished to a turn-key standard, the apartment is ready to move into and can easily adapt to a range of lifestyles. Its third-floor position provides a sense of privacy while keeping residents connected to the vibrant city centre, with an array of cultural, dining, and leisure options within easy reach.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(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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Third Floor
505 sq.ft. (47.0 sq.m.) approx.



Sqft Excludes The Entrance Hall And Shower Room.

TOTAL FLOOR AREA : 505 sq.ft. (47.0 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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