



Minors & Brady

4 Brazen Gate, Norwich

Guide Price £230,000 - £240,000

4 Brazen Gate

Norwich

*Guide Price £230,000 - £240,000 * This stunning two-bedroom apartment is located in the exclusive Brazen Gate development, built by the renowned Charles Church. With modern design throughout, it offers a sleek open-plan living area, a fully equipped kitchen and two luxurious bathrooms, including an en-suite. One of the double bedrooms can be easily converted into a home office or study, adding versatility. The apartment boasts the largest balcony in the development, ideal for outdoor relaxation, and comes with a dedicated parking space at no additional cost. With 115 years remaining on the leasehold, this property provides long-term luxury in a prime location.

The Location

City living at its finest. The city of stories with culture, shopping, restaurants, sports, parks and history in abundance including access to train and bus transport all within walking distance. There are also State, Faith and independent schools for all age groups, public houses, and a range of parks. Also within easy reach of the University of East Anglia and the N&N university hospital.



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Brazen Gate

Welcome to this stunning apartment located in the exclusive Brazen Gate development, built by Charles Church, the premium arm of Persimmon Homes. As the most expensive flat within the development, this property offers unrivaled quality and modern design throughout. Boasting 115 years remaining on the leasehold, this residence is perfect for those seeking long-term comfort and style in a highly sought-after location.

The property features two generously sized double bedrooms, with the option to convert one into a home office or study. With two beautifully designed bathrooms, including an en-suite in the master bedroom, this flat offers both privacy and convenience. The open-plan living area flows seamlessly into a sleek, modern kitchen equipped with integrated high-end appliances, including a dishwasher, catering to all your cooking needs.



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One of the standout features of this apartment is its expansive balcony—the largest in the development—providing the perfect space for outdoor dining or relaxing with panoramic views of the surrounding area. Adding to the convenience, the flat comes with a dedicated, fixed parking space, with no permit or extra costs required, making city living even more effortless.

Agents Note

We understand this property will be sold leasehold.

The property has 115 years remaining on the leasehold, with a ground rent of £250 and annual maintenance fees of £1,500.

Council Tax Band - B

Connected to mains water, electricity and drainage.

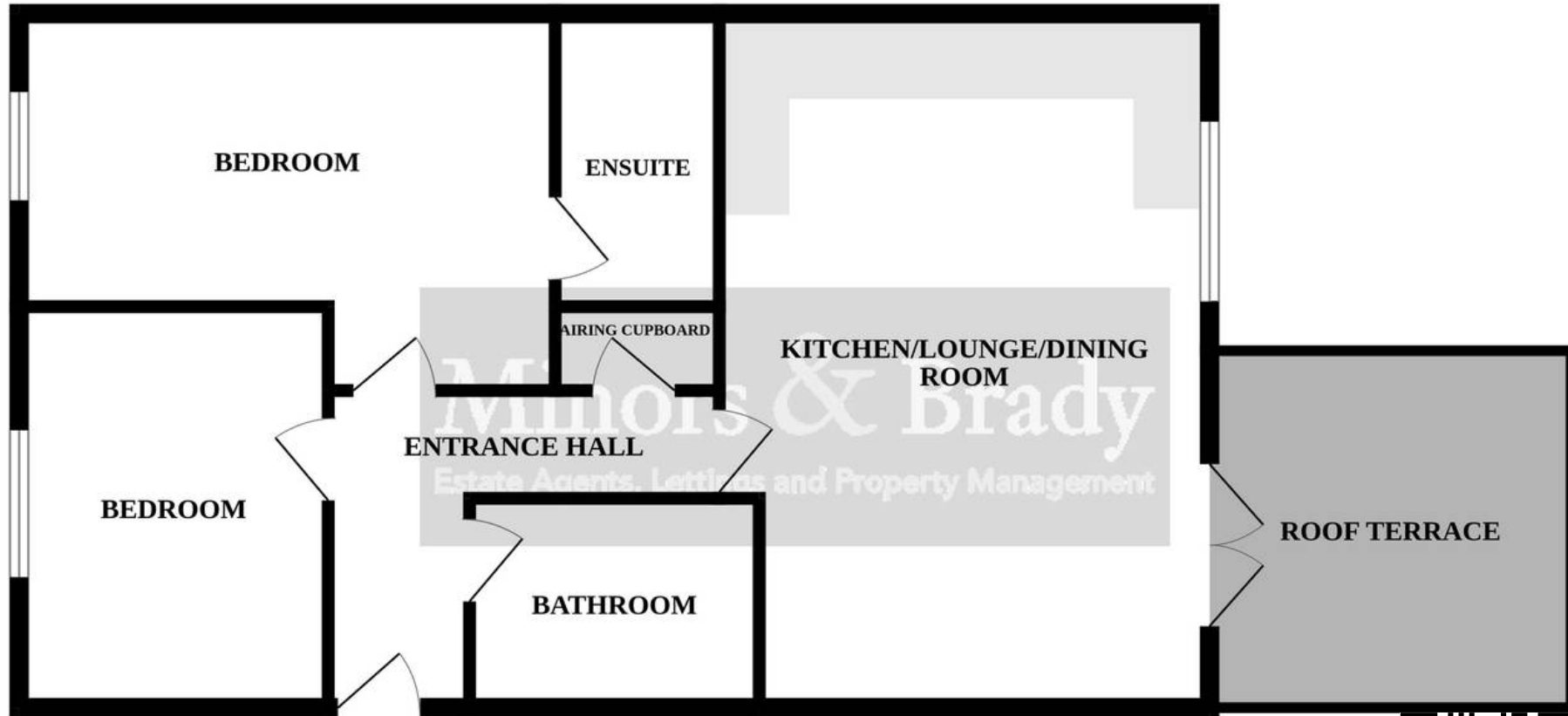


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GROUND FLOOR



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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