

Minors & Brady  
NORWICH  
FOR SALE  
01803 265085

1a Albany Road, Norwich

Norwich



Minors & Brady

This well-presented one-bedroom ground floor apartment forms part of a purpose-built development in the popular NR3 area of Norwich. Accessed via its own private entrance, the property offers a practical and comfortable layout ideal for modern living. The open-plan living and dining area provides a bright and welcoming space, complemented by a contemporary kitchen designed for everyday use. The double bedroom is well proportioned and offers plenty of room for furnishings and storage. A modern shower room completes the internal accommodation. The apartment has been well maintained throughout and finished in neutral tones, allowing a buyer to move straight in. With local amenities, transport links, and easy access to Norwich city centre nearby, this property appeals to both first-time buyers and investors.

- Situated within a purpose-built residential block, offering a practical design and a layout well suited to low-maintenance living
- Benefiting from its own private entrance, providing convenience and a sense of independence
- A bright and welcoming main living space, ideal for relaxing, dining, and everyday use
- Thoughtfully arranged kitchen featuring a contemporary style and practical layout for daily needs
- Generously sized bedroom offering ample space for bedroom furniture and storage solutions
- Finished in a modern style, complementing the overall presentation of the apartment
- Decorated in neutral tones throughout, allowing buyers to personalise with minimal effort
- The apartment has been carefully looked after, presenting in good condition and ready to move into
- Located in the popular NR3 area, close to a range of local shops, supermarkets, and amenities





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## The Location

Albany Road is situated in a popular and well-established residential area of Norwich, offering convenient access to a wide range of local amenities.

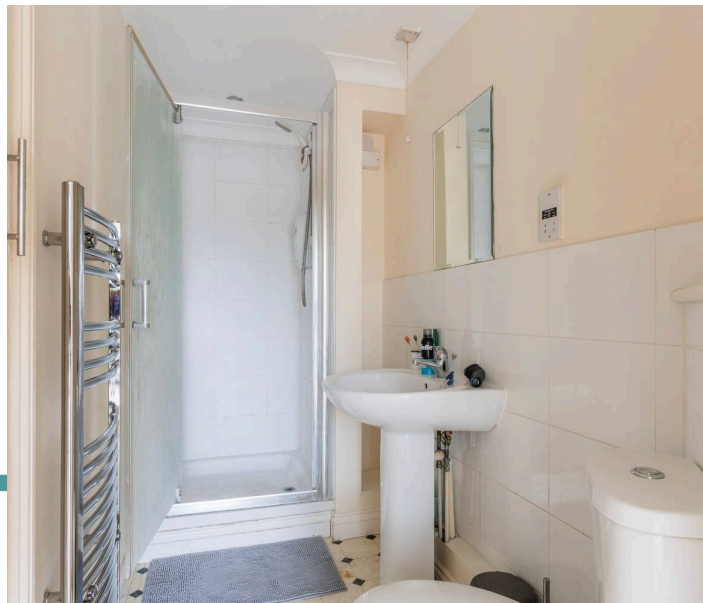
Within comfortable walking distance are everyday shops, cafés, schools, and essential services, making the location practical for daily living. The city centre is easily reached by car, regular bus services, or by cycling routes, providing flexible travel options for commuters and leisure trips alike.

Nearby shopping facilities, including supermarkets and leisure amenities, cater well to day-to-day needs, while Anglia Square is close at hand for additional retail and services. Residents also benefit from access to green spaces, with Mousehold Heath located nearby, offering an extensive area for walking, exercise, and outdoor recreation.

Norwich's historic city centre is just a short journey away and provides a vibrant mix of cultural attractions, restaurants, cafés, and independent and high-street shopping. The area is well served by public transport links connecting to wider Norwich and surrounding areas, alongside good road access for straightforward travel further afield. Proximity to healthcare facilities, gyms, and community services further adds to the appeal, creating a balanced and convenient setting for a wide range of residents.

Ground rent and service charge details are to be confirmed.

The vendors have advised that the property benefits from off-road parking; however, this information has not been formally verified by the agent. All prospective buyers are advised to make their own enquiries and satisfy themselves as to the availability, suitability, and legal status of any parking arrangements before proceeding.



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## Albany Road, Norwich

This well-presented one-bedroom ground floor apartment forms part of a purpose-built development in the popular NR3 area of Norwich. Positioned close to a range of local amenities, the property also enjoys convenient access to the city centre and surrounding districts, making it well suited to a variety of buyers.

Accessed via a private entrance, the apartment offers a practical and comfortable layout. The main living space is arranged in an open-plan design, providing a bright and welcoming area for both relaxing and dining. The adjoining kitchen is modern in style and thoughtfully configured to meet everyday needs.

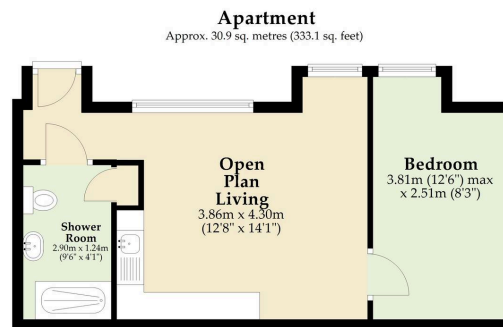
The bedroom is a well-proportioned double, offering ample space for furnishings and storage, while the shower room is finished in a contemporary style. Throughout, the apartment has been well maintained and presented in neutral tones, allowing a new owner to move straight in with minimal effort.

Located in a well-established residential area, the property benefits from nearby shops, supermarkets, and transport links, along with ease of access to major routes around Norwich. This apartment represents an excellent opportunity for first-time buyers or those seeking a straightforward and low-maintenance investment.

## Agents Note

The property is to be sold with a 50% share of the freehold, jointly held with Flat 1B. The lease has a term of 999 years commencing from 1st October 2005.

The property is connected to mains water, electricity and drainage and is heated via Economy 7 storage heaters.



Total area: approx. 30.9 sq. metres (333.1 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.

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Meet *Tristan*  
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Minors & Brady  
*Your home, our market*

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