



154 Brazen Gate, Norwich

Norwich



Minors & Brady

154 Brazen Gate

Norwich, Norwich

Located within the popular Brazen Gate development, this well-presented ground-floor apartment offers spacious and practical accommodation in a highly convenient city location. Offered with no onward chain, the property presents an excellent opportunity for first-time buyers, professionals, or investors looking for a straightforward purchase close to Norwich city centre. With the train station, riverside walks, local amenities, and a wide range of shops and restaurants all within walking distance, the position is ideal for those wanting easy access to both city life and transport links.

The added benefit of off-road residents' parking and well-maintained communal gardens further enhances the appeal of this well-balanced home.



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154 Brazen Gate

Norwich, Norwich

- Ground floor apartment offered with no onward chain, ideal for a smooth and straightforward purchase
- Situated within the popular Brazen Gate development, within walking distance of Norwich city centre and the train station
- Spacious open-plan kitchen and living area, creating a bright and practical space for everyday living
- Two bedrooms, including a generous principal bedroom with an ensuite shower room
- Additional modern bathroom serving the second bedroom and guests
- Off-road residents parking providing convenient and secure parking
- Well-maintained communal gardens with access to a nearby park area for outdoor enjoyment
- Excellent opportunity for first-time buyers, professionals, or investors seeking a central and well-connected home

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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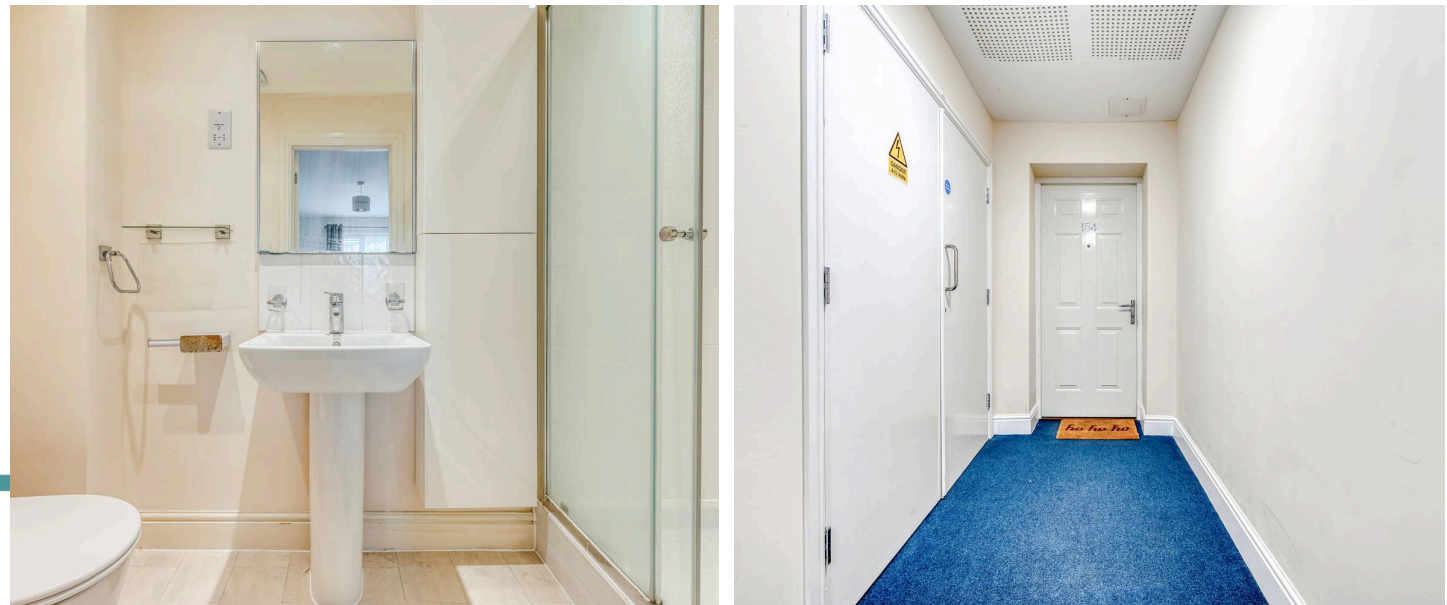
Location

Located close to Norwich city centre, Brazen Gate offers a highly convenient setting with excellent access to a wide range of amenities and transport links. The area is within easy reach of shops, supermarkets, cafés, restaurants, and leisure facilities, along with well-regarded schools and healthcare services. Norwich train station is also nearby, providing direct links to London Liverpool Street, Cambridge, and surrounding areas, making it well suited for commuters.

The city itself is known for its historic character, vibrant shopping districts, and riverside walks, with attractions such as Norwich Castle, Chapelfield Gardens, and the Riverside development all within easy reach. This location provides the benefit of city living while still offering access to green spaces and everyday convenience.

Brazen Gate

Stepping inside, the apartment opens into a bright and spacious open-plan kitchen and living area, designed to create an easy flow for both everyday living and entertaining. The kitchen is fitted with a range of units and worktop space, offering practicality without compromising on the social feel of the room. There is ample space for both lounge furniture and dining arrangements, making this a comfortable and versatile central living area.



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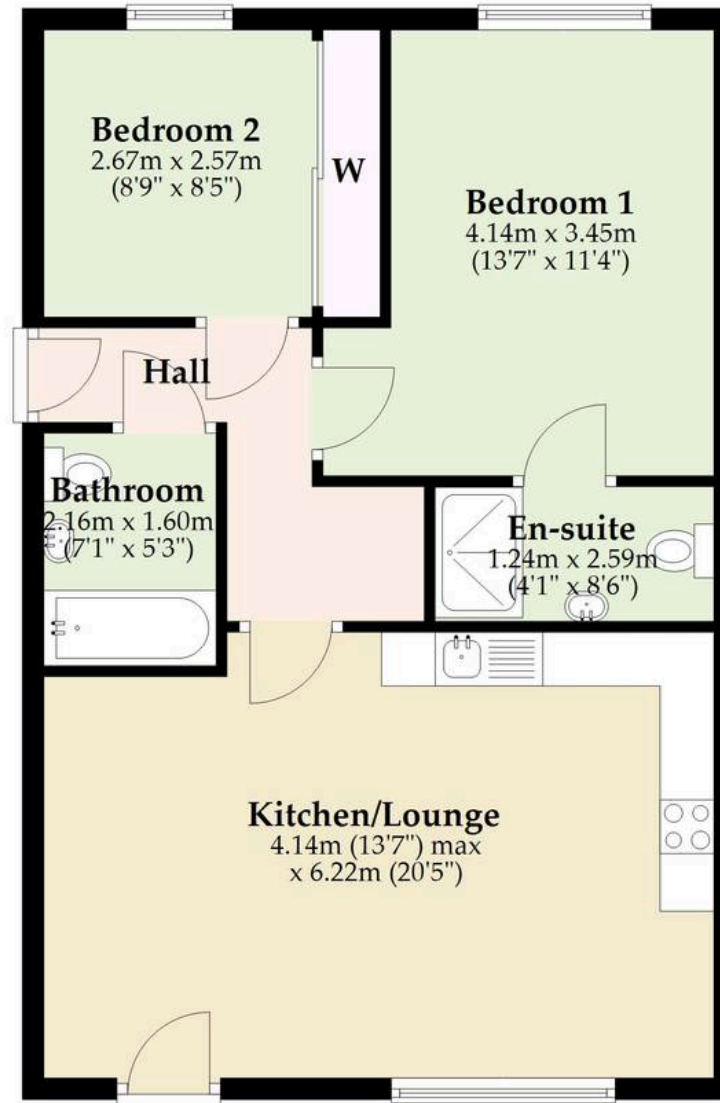
The property offers two bedrooms, both well proportioned and suitable for a range of needs. The principal bedroom benefits from its own private ensuite shower room, creating a comfortable main bedroom suite. The second bedroom includes fitted wardrobe space, making it ideal as a guest room, home office, or additional bedroom depending on individual requirements. A separate bathroom serves the rest of the apartment and is fitted with a modern three-piece suite.

Externally, the development benefits from off-road residents parking and attractive communal gardens, along with access to a nearby park area that provides additional outdoor space to enjoy. With no onward chain, a practical layout, and an excellent city-centre location, this is a property that offers both convenience and long-term appeal.



Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 60.7 sq. metres (653.7 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*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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