



3 Christopher Court Malbrook Road, Norwich

Norwich



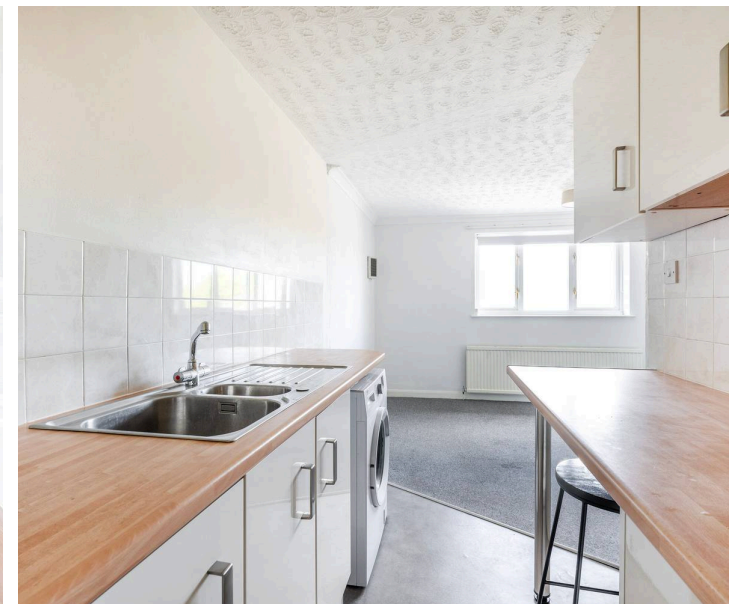
Minors & Brady

3 Christopher Court Malbrook Road

Norwich

This smartly designed, chain-free apartment offers a balanced mix of comfort, efficiency, and everyday convenience. Set within a purpose-built development, it provides a calm and functional living environment that is easy to manage and simple to enjoy. The interior feels light and well proportioned, with spaces that flow naturally and suit both modern living and entertaining. Thoughtful design features and contemporary systems enhance energy efficiency and year-round comfort. The setting is particularly convenient for major employers and amenities nearby, adding to its broad appeal. Outside, shared green spaces and designated parking complete the package, creating a pleasant and practical home well suited to a variety of lifestyles.

- Purpose-built one-bedroom apartment
- Ideal for first-time buyers, investors, or low-maintenance living
- Popular and convenient location near UEA and Norfolk & Norwich Hospital
- Gas-fired central heating and uPVC double glazing
- Contemporary heat-recovery ventilation system
- No chain!
- Bright and spacious open-plan lounge/dining area
- Well-appointed kitchen with ample storage and worktop space
- Bathroom suite with shower over bath
- Allocated parking and access to well-kept communal gardens



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The Location

Christopher Court is positioned within an established and popular residential area to the west of Norwich, offering a convenient setting for everyday living. The location benefits from easy access to a broad range of local amenities, including nearby shops, supermarkets, cafés, and takeaways, all catering well to daily needs. Families are well served by a selection of regarded schools and nurseries within the surrounding area.

Public transport links are a particular advantage, with regular bus services providing straightforward access into Norwich city centre, as well as key destinations such as the University of East Anglia and the Norfolk and Norwich University Hospital, making the area well suited for both commuters and students.

For those who enjoy spending time outdoors, there are several attractive green spaces close by. Earlham Park and Eaton Park are both within easy reach and offer wide open grounds, walking routes, recreational facilities, and leisure opportunities throughout the year.

Road users are equally well catered for, with convenient connections to the A47 and A11, allowing for smooth travel across the city and onwards to surrounding towns and the wider Norfolk area. Additional shopping, dining, and leisure options can be found at Longwater Retail Park, providing further convenience without needing to travel far.

Overall, Christopher Court offers a well-balanced location combining residential appeal, accessibility, and proximity to both amenities and green spaces.



3 Christopher Court Malbrook Road

Norwich

Christopher Court, Norwich

An impressive and well-presented one-bedroom purpose-built apartment, ideally suited to first-time buyers, investors, or those seeking a low-maintenance home. The property is conveniently located within close proximity to the University of East Anglia and the Norfolk & Norwich Hospital, making it an attractive option for a range of purchasers.

The apartment benefits from gas-fired central heating, uPVC double glazing, and contemporary heat-recovery ventilation units, offering comfortable and efficient living throughout.

This well-maintained apartment offers neatly arranged accommodation with a practical and flowing layout. Accessed via a communal entrance with stair access to the first floor, the property opens into a welcoming entrance hall with useful storage. The main living space is a bright and spacious lounge/dining room, ideal for relaxing or entertaining, with a front-facing uPVC window allowing ample natural light.

The kitchen adjoins the living space via an open archway and is fitted with a range of eye- and base-level units. It includes an inset sink with space for a fridge, and plumbing for a washing machine.

Roll-top work surfaces provide generous preparation space, making the kitchen both practical and well laid out.



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The double bedroom is positioned to the rear and benefits from a fitted range of wardrobes with additional storage above. A uPVC window provides natural light, and the room also houses the gas-fired boiler serving the heating and hot water systems.

The bathroom is fitted with a modern suite comprising a panelled bath with electric shower over, a wash hand basin set within a vanity unit and a low-level WC.

Externally, residents benefit from access to well-maintained communal lawned gardens, providing a pleasant outdoor environment to enjoy, along with the convenience of an allocated parking space as detailed on the title plan. The property is presented in neat decorative order throughout and represents an excellent opportunity for those seeking a well-located, easy-to-maintain apartment.

Agents Note

This property will be sold leasehold: 189 years from 1st August 1980.

Connected to mains water, electricity, gas and drainage.

Ground rent: £0

Service charge: £175 paid quarterly/£700 per annum.

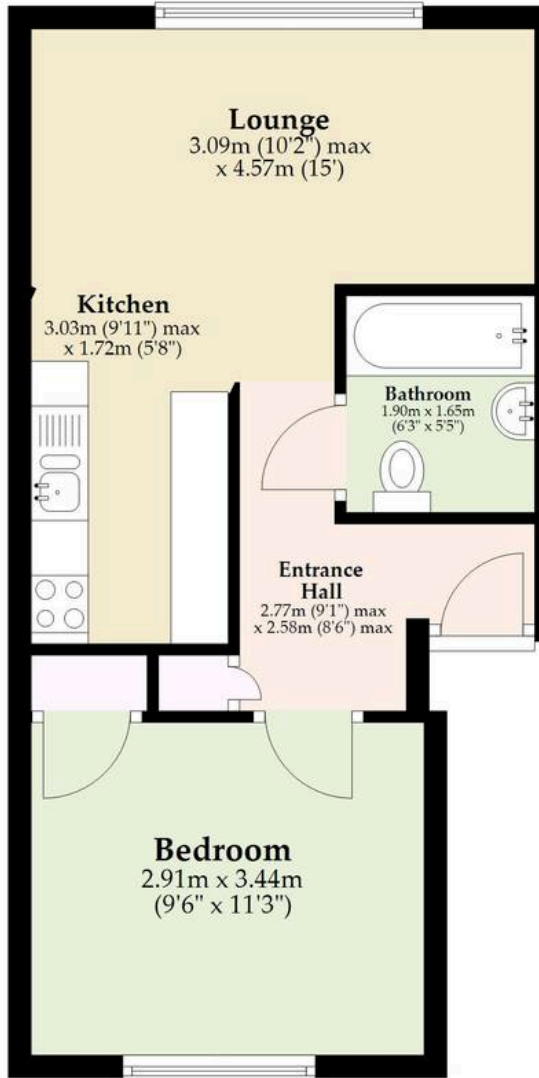
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 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 *Nagilla*
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