



Flat 31, Cheena Court Solario Road, Costessey

Norwich



Minors & Brady

Flat 31

Cheena Court Solario Road, Norwich

Situated within a well-maintained development in the popular area of Costessey, this stylish top-floor apartment offers modern, light-filled living with a practical and well-balanced layout. Built in 2007 and presented in excellent condition throughout, the property benefits from a contemporary finish and is offered with no onward chain, making it an ideal choice for first-time buyers, investors, or those seeking a straightforward move.

With attractive elevated views across the development and a bright, airy feel, this home combines comfort with convenience in a highly accessible location.



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Flat 31

Cheena Court Solario Road, Norwich

- Stylish top floor apartment built in 2007 with a modern, well-presented finish throughout
- Offered with no onward chain, ideal for a smooth and straightforward purchase
- Two well-proportioned double bedrooms, including a principal bedroom with ensuite
- Spacious and light-filled sitting/dining room, perfect for both relaxing and entertaining
- Well-appointed kitchen with integrated appliances and practical layout
- Contemporary family bathroom with both bath and separate shower
- Attractive elevated views across the development, creating a bright and open outlook
- Allocated parking space within a well-maintained communal setting
- Excellent opportunity for first-time buyers or investors alike
- Convenient location close to schools, shops, bus routes, and easy access to the A47

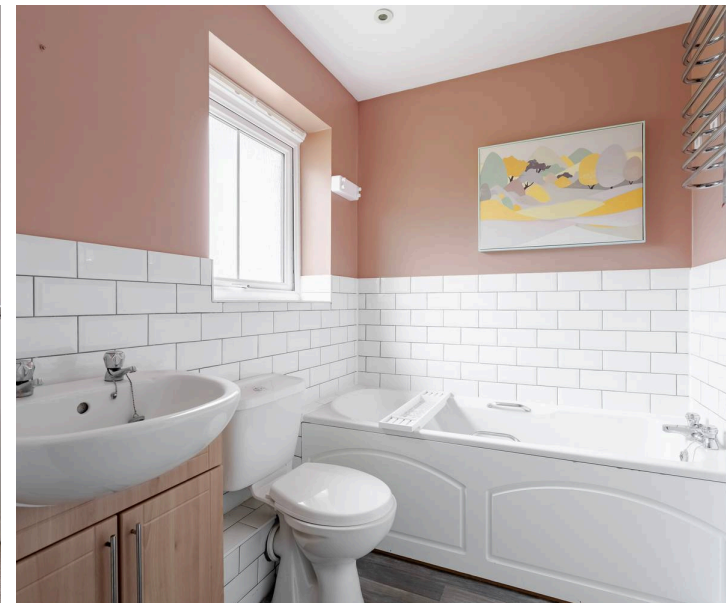
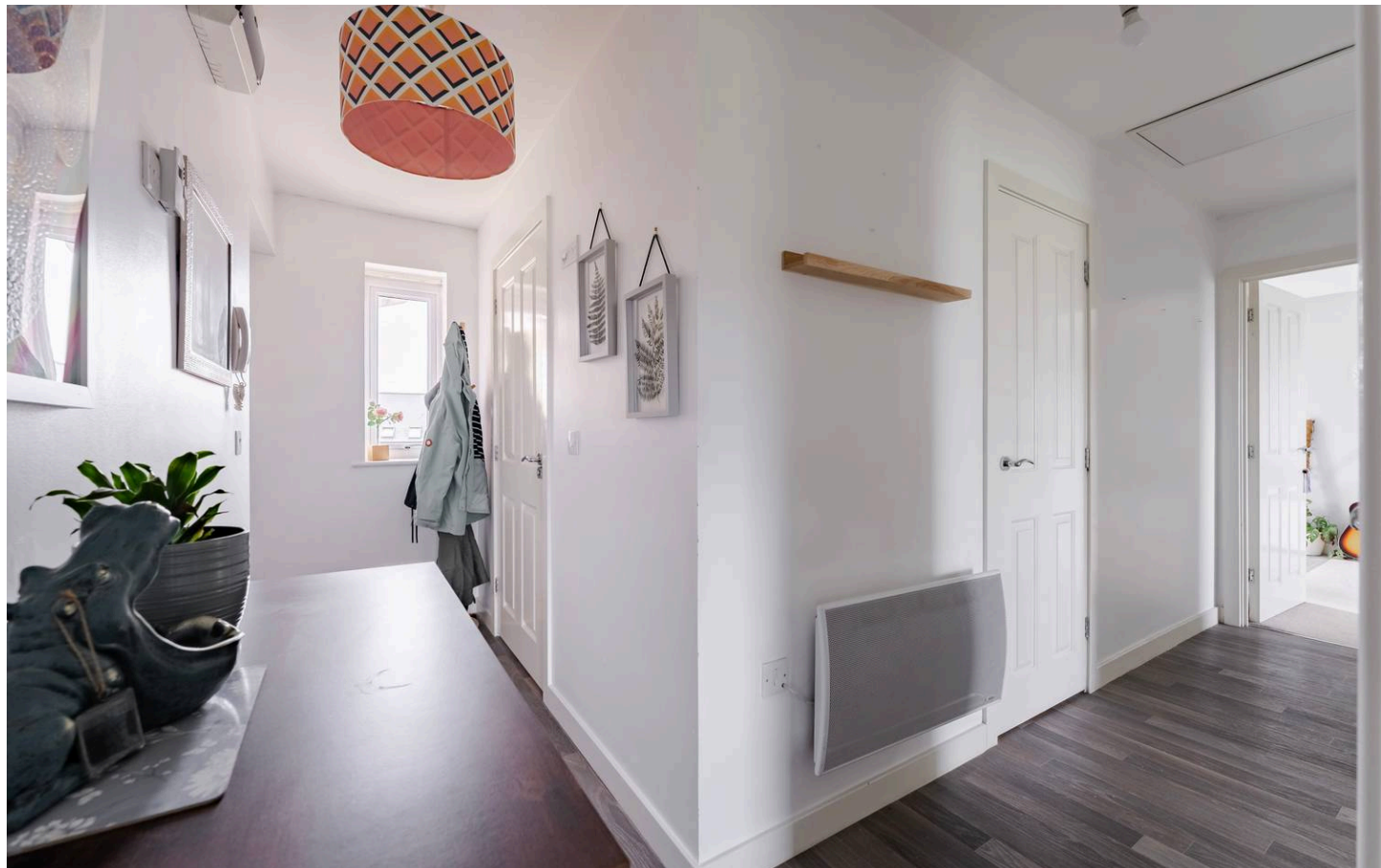
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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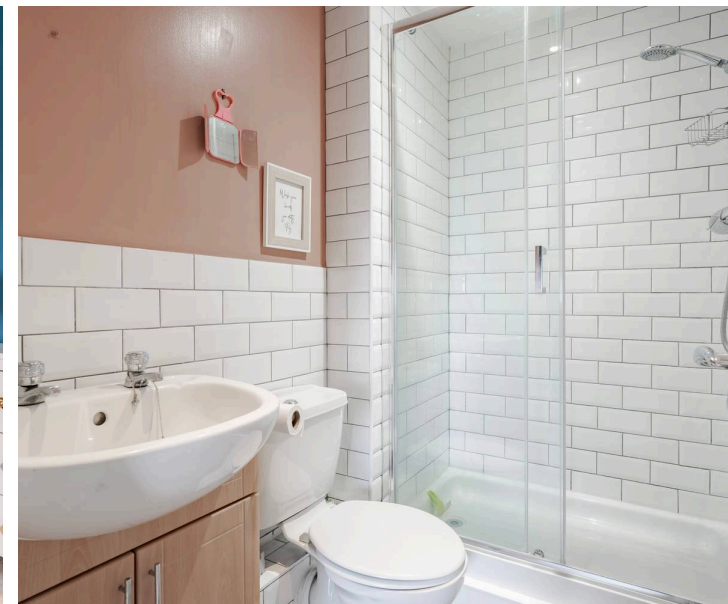
Location

Situated in the popular area of Costessey, Cheena Court on Solario Road offers a convenient setting just to the west of Norwich. Costessey provides a range of everyday amenities, including supermarkets, local shops, schools, and leisure facilities, while the nearby Longwater Retail Park offers a wider selection of retail outlets and services. The area benefits from excellent road links, with easy access to the A47 and A11, making it well placed for commuting into Norwich city centre and beyond.

Public transport links are also readily available, providing regular routes into the city, where a broader range of shopping, dining, and cultural attractions can be found. With a practical location close to both local conveniences and major transport routes, this setting supports easy day-to-day living while remaining well connected to the surrounding area.

Cheena Court

Stepping inside, a welcoming entrance hall provides access to all rooms and enhances the sense of space on arrival. The main living area is a generous sitting and dining room, filled with natural light and offering a versatile layout for both relaxing and entertaining. This space flows seamlessly into the kitchen, which is well appointed with a range of wall and base units, integrated appliances, and space for additional white goods, creating a functional yet stylish environment.



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The apartment offers two well-proportioned double bedrooms, both designed with comfort in mind. The principal bedroom benefits from built-in storage and its own ensuite shower room, while the second bedroom provides flexibility for guests, home working, or additional living space. These are complemented by a separate family bathroom, fitted with both a bath and a separate shower.

Externally, the property benefits from an allocated parking space within the communal car park, along with secure entry to the building. The surrounding development is well kept, enhancing the overall appeal of the setting.

Agents Notes

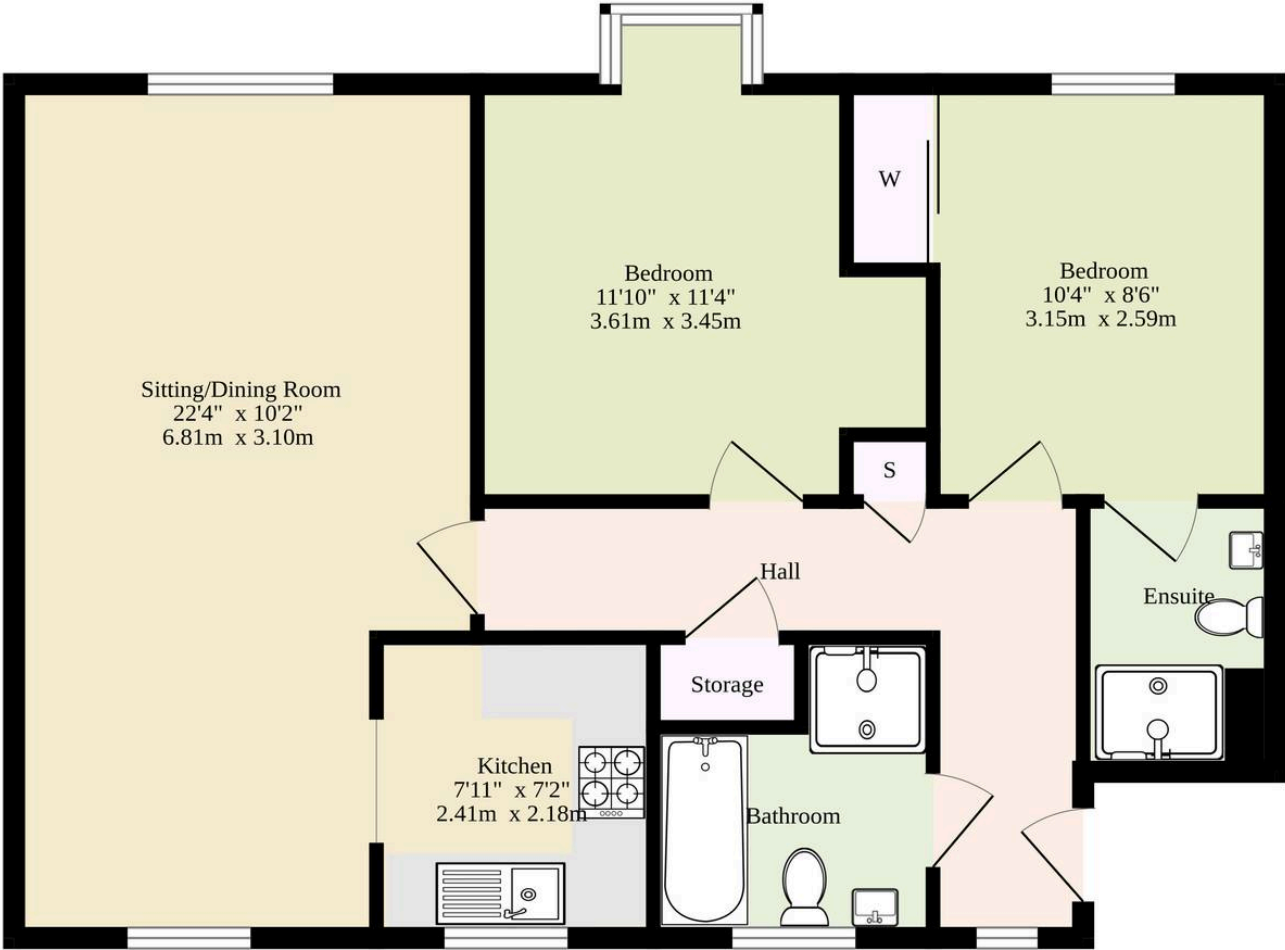
Leasehold, with 105 years remaining. Connected to mains water, electricity and drainage.

Ground rent - £85 every 6 months. Maintenance charge - £700 every 6 months.

Council tax band - B



Top Floor
495 sq.ft. (46.0 sq.m.) approx.



Sqft Excludes Bathrooms And Hall

TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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Listings Director

Minors & Brady

Your home, our market



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