



9 Wessex Street, Norwich

Norwich



Minors & Brady

9 Wessex Street

A rare city find, this apartment stands out with its own allocated parking space, offering convenience that's hard to come by in such a central location. This beautifully renovated two-bedroom home has been finished to a high standard throughout, creating a modern and move-in-ready space. The bright lounge and sleek Wren kitchen combine style with practicality, making everyday living both comfortable and enjoyable. Two well-proportioned bedrooms provide flexible accommodation, complemented by a contemporary bathroom. Set just moments from Norwich city centre, shops, restaurants, and transport links are all within easy reach. Vacant on completion, this is a fantastic opportunity to secure a stylish home in a prime location.

- **Agents Note**

The lease began on 1 January 2004 for 125 years, so it will expire on 31 December 2128.

Ground rent: n/a

Maintenance charge: £189 paid monthly.

Connected to mains water, electricity and drainage.





M&B

9 Wessex Street

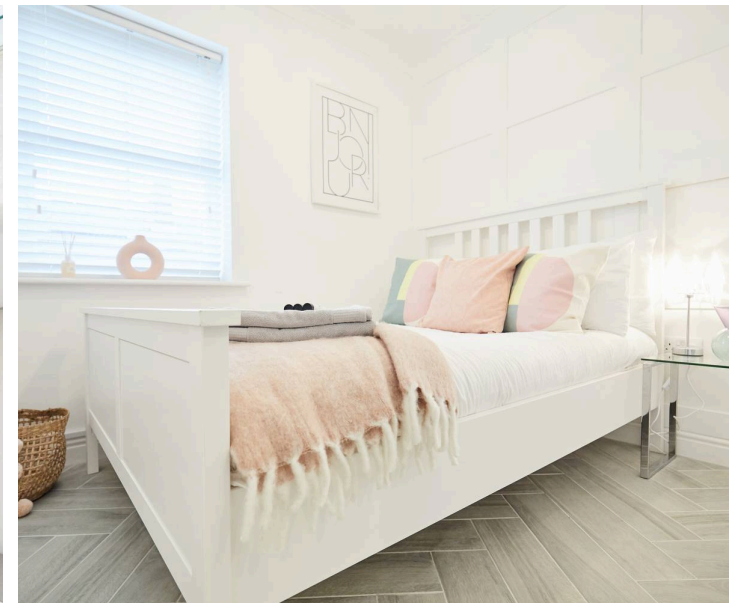
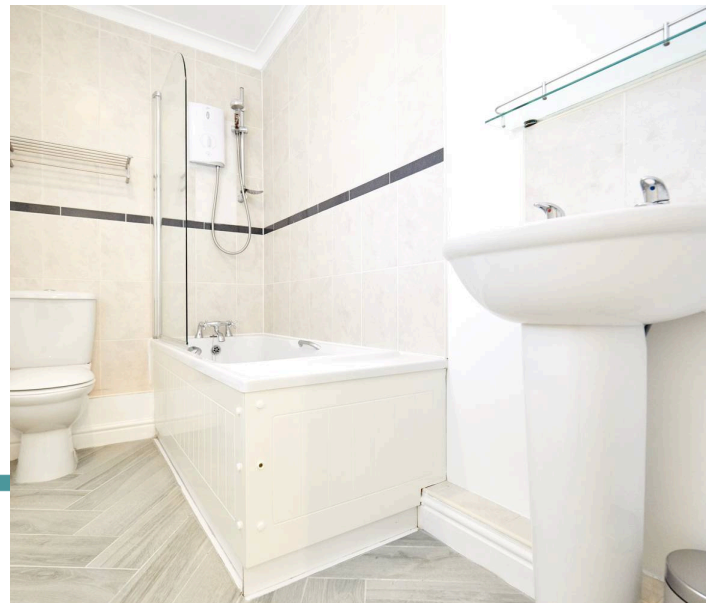
The Location

Wessex Street enjoys a prime and highly convenient location within Norwich, placing residents just a short walk from the heart of the city centre. With everything reachable in minutes, it's perfectly positioned for those who want immediate access to Norwich's vibrant mix of shops, cafés, restaurants, and cultural attractions, including Chantry Place for a wide range of retail and dining options.

Everyday essentials are equally close by, with a Sainsbury's supermarket and local pharmacy within easy walking distance, making daily routines simple and accessible. The area is also well served by regular bus routes nearby, providing excellent links across the city, while Norwich bus station and the mainline train station are both easily reached for wider travel.

For leisure, there are a number of popular pubs and social spots within close proximity, including The Eagle, which is particularly enjoyed during the warmer months for its outdoor seating. Green spaces are also within reach, offering a welcome balance to city living.

The location also benefits from straightforward access out of the city, making it practical for commuters or those looking to explore the wider Norfolk area. Living in Norwich offers a unique blend of historic charm and modern convenience, with a thriving cultural scene, independent businesses, and a strong sense of community.



9 Wessex Street

Wessex Street, Norwich

This beautifully presented two-bedroom apartment offers stylish and comfortable city living, having been renovated to a high standard throughout.

Finished with a contemporary touch, the property is ready to move straight into and will be vacant on completion, making it an ideal purchase for those seeking a smooth and straightforward move.

The property opens into a welcoming entrance hallway, leading through to a bright and spacious lounge/diner, where large windows allow natural light to fill the room, creating an airy and inviting atmosphere. The space is well suited to both relaxation and entertaining, with a layout that flows easily into the kitchen.

The recently fitted Wren kitchen is a real highlight, offering a sleek and modern finish with a range of fitted units and integrated appliances. Designed with both style and practicality in mind, it provides an excellent space for cooking and everyday use.

Both bedrooms are comfortable doubles, well-proportioned and presented in a neutral style, allowing buyers to easily make the space their own.

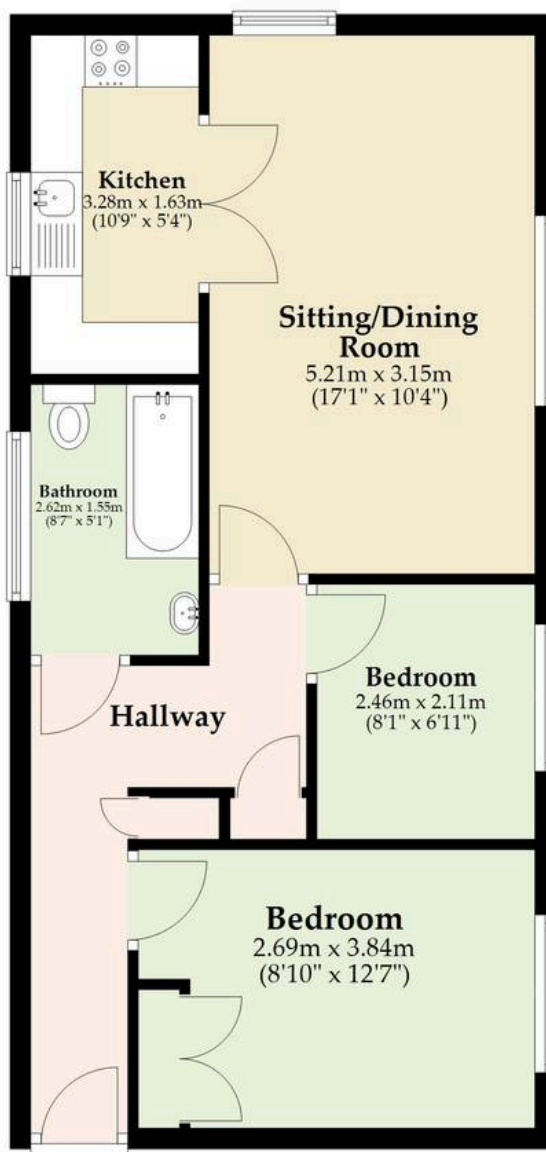
The bathroom has also been finished in keeping with the rest of the home, offering a clean and modern feel.

A particularly valuable feature is the allocated parking space, a rare and highly sought-after benefit for a city centre property, adding both convenience and peace of mind.



Apartment

Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 51.3 sq. metres (552.0 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*.



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Meet *Nagilla*
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Meet *Tristan*
Senior Property Lister

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