



1 Templere, Norwich

Norwich



Minors & Brady

1 Templemere

Norwich

A bright and well-positioned apartment offering its own private entrance and effortless everyday living. Set within a convenient location, this two-bedroom first floor home provides a practical and easy-to-maintain layout ideal for modern lifestyles. The living space is light and inviting, complemented by a well-arranged kitchen and a recently updated bathroom with a clean, contemporary finish. Two well-proportioned bedrooms offer flexibility for guests, working from home or additional living space. With excellent access to local amenities and direct transport links into the city, the setting is both connected and convenient. Altogether, this is a comfortable and well-kept home, perfectly suited to first-time buyers or those seeking a straightforward investment opportunity.

- Private first floor apartment with its own entrance
- Well-presented throughout with a clean, modern feel
- Bright and comfortable main living space
- Recently updated bathroom with contemporary finish
- Two well-proportioned and versatile bedrooms
- Practical kitchen with good storage and workspace
- Electric heating and double glazing throughout
- Useful built-in storage from the landing
- Convenient location close to local amenities
- Direct bus links providing easy access to the city centre



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1 Templemere

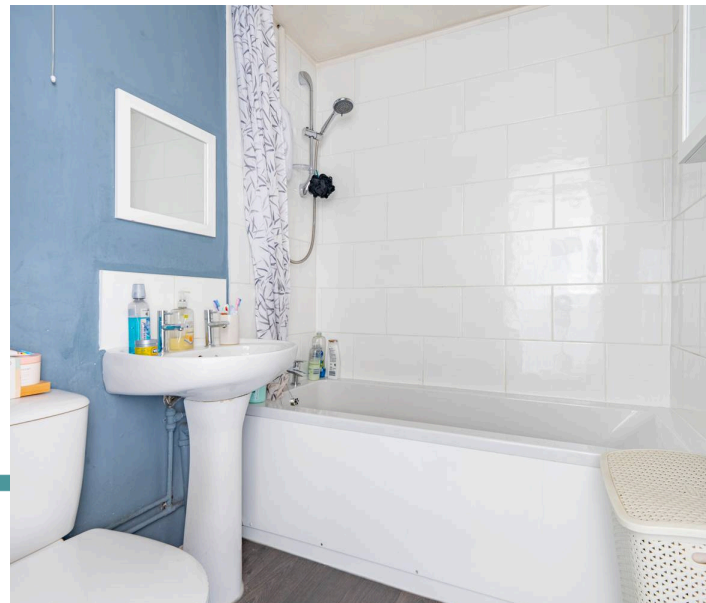
Norwich

The Location

Templemere is ideally situated within the highly sought-after NR3 area, a vibrant and up-and-coming part of the city that continues to attract a mix of professionals, families, and investors. The neighbourhood benefits from being within easy reach of the city centre, offering quick access to an excellent range of amenities, shopping facilities, restaurants, and entertainment options.

The area is also home to the beautiful Grade II listed Waterloo Park, a local favourite featuring landscaped gardens, a café, and open green spaces perfect for leisurely walks and outdoor activities.

Residents of Templemere enjoy a strong sense of community and a great mix of independent shops, traditional pubs, antique stores, and cafés, creating a lively and welcoming atmosphere. The location also offers excellent transport connections, with frequent bus services into the city and easy access to the ring road and the Northern Distributor Road (NDR), making commuting or travelling around the region simple and convenient.



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Templemere, Norwich

This well-maintained two-bedroom first floor apartment offers a comfortable and well-balanced living space, ideally suited to those seeking convenience and practicality in a connected location. Enjoying the benefit of its own private entrance, the property provides a greater sense of independence, with a staircase leading up to the main accommodation.

The layout has been thoughtfully arranged, with a central landing giving access to all rooms and incorporating useful built-in storage. The main living area offers a bright and inviting space, well suited to both relaxing and day-to-day use, with natural light enhancing the overall feel.

The kitchen is neatly arranged to provide a practical workspace, with a good range of units and surfaces to support everyday living. The bathroom has been recently updated, presented in a clean and modern style with contemporary fittings, creating a fresh and functional space.

Both bedrooms are well-proportioned, offering flexibility for a range of uses, whether as sleeping accommodation, a guest room or a home office setup.

The property benefits from double glazing and electric heating, supporting a comfortable and manageable living environment throughout the year.

Positioned close to a range of local amenities and benefiting from a direct bus route into the city centre, the apartment offers a convenient lifestyle with easy access to shops, services and transport links.

Overall, this is a straightforward and appealing home, providing well-kept accommodation in a practical location, making it a strong option for first-time buyers or those looking to expand an investment portfolio.

Agents Note

This property will be sold leasehold, with 946 years remaining on the lease.

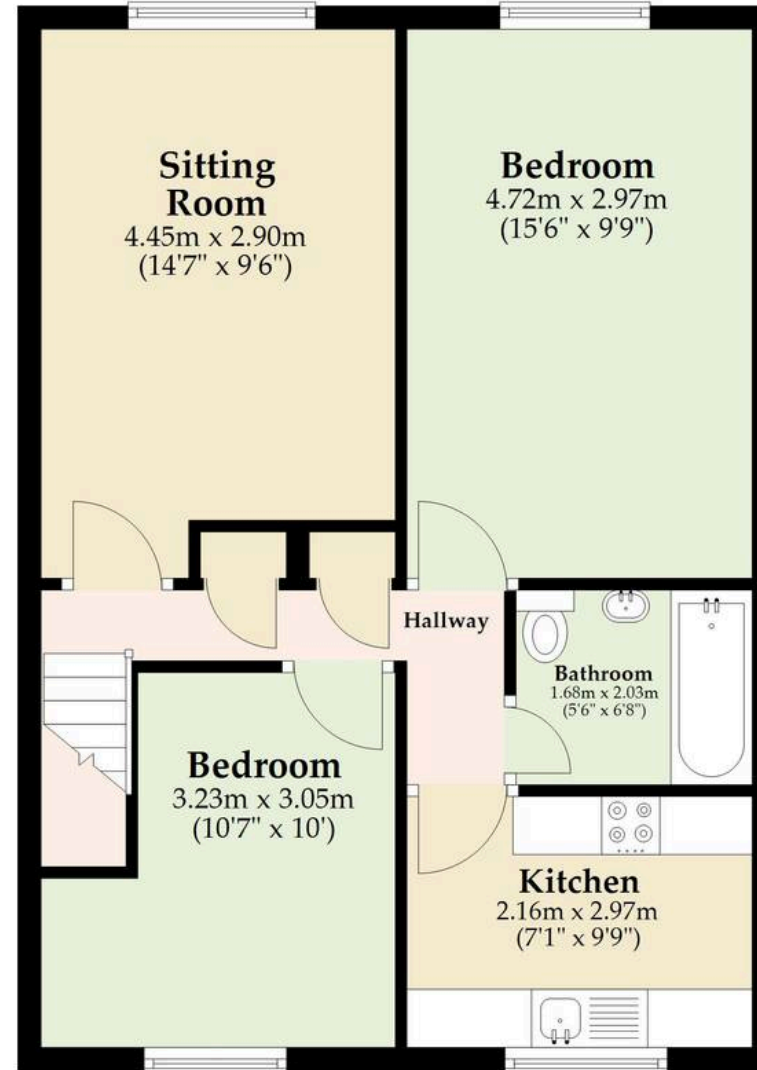
Ground rent & service charge: £730 paid per annum.



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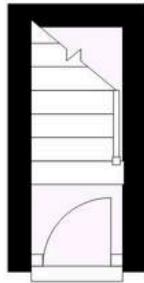
First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Entrance Hall

Approx. 1.5 sq. metres (16.1 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 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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