



131d Colman Road, Norwich  
Norwich



Minors & Brady

# 131d Colman Road

Norwich

Stylish, spacious and perfectly positioned, this impressive first-floor apartment is ideal for modern living. Set in a highly sought-after west Norwich location, the property offers excellent access to the University, Hospital and key transport links. Inside, a bright and well-designed open-plan kitchen and living area creates a sociable and practical space for everyday living. Two generously sized bedrooms, both with built-in storage, provide comfortable accommodation. A sleek, modern bathroom further enhances the home's appeal, all presented in excellent condition throughout, while the added benefit of an off-road parking space increases everyday convenience. Offering a ready-to-move-into opportunity, this apartment is perfectly suited to first-time buyers or investors seeking a strong and convenient location.

- Spacious first-floor apartment
- Two well-proportioned bedrooms with built-in wardrobes
- Bright and modern open-plan kitchen/living area
- Contemporary fitted bathroom with rainfall shower
- Secure intercom entry system
- Excellent condition throughout
- Double glazed windows
- Electric heating
- Ideal for first-time buyers or investors
- Prime location close to UEA and Norfolk & Norwich Hospital



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# 131d Colman Road

## The Location

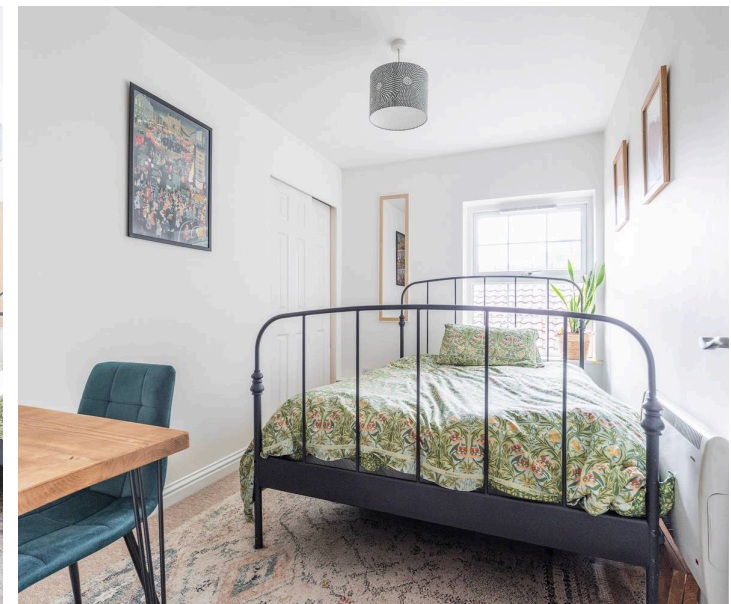
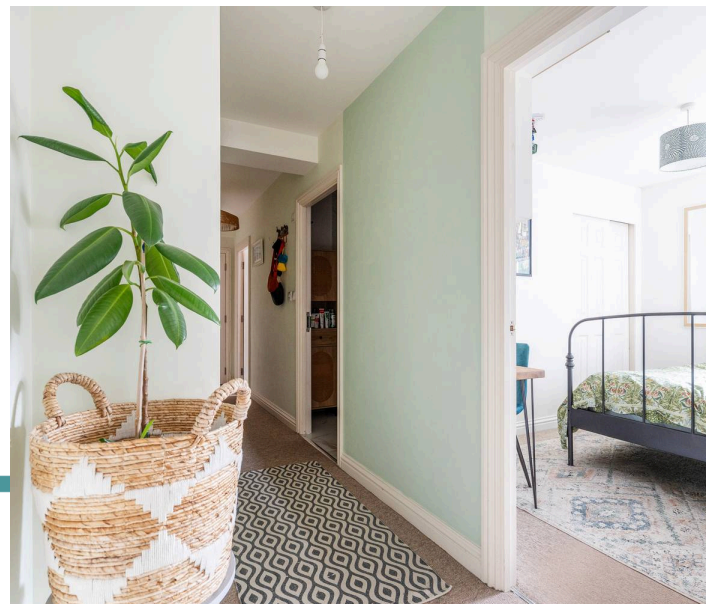
Colman Road in Eaton is widely recognised as one of Norwich's most desirable residential streets, offering a combination of convenience, accessibility, and a high quality of life.

One of the key advantages of Colman Road is its proximity to major institutions. The University of East Anglia (UEA) is only a short drive or bike ride away, making the location ideal for academics, students, and university staff. The nearby Norfolk & Norwich University Hospital adds further appeal, offering not only world-class healthcare facilities but also employment opportunities for medical professionals. For families and professionals alike, this combination of educational and healthcare access is highly advantageous.

Colman Road also benefits from excellent connectivity to the city centre. Norwich's vibrant city centre, with its wide array of shops, restaurants, cultural attractions, and historic landmarks, is easily accessible via road or public transport.

Beyond its practical advantages, Eaton and the surrounding neighbourhoods offer a pleasant living environment with tree-lined streets, well-maintained properties, and a strong sense of community. The area is known for its safety, tranquility, and proximity to green spaces, including the scenic Eaton Park and the picturesque River Yare, which provide opportunities for walking, cycling, and outdoor recreation.

Its proximity to key institutions like UEA and the Norfolk & Norwich Hospital, easy access to the city centre, and attractive residential environment make it a highly sought-after address for professionals, families, and anyone looking to enjoy a well-rounded and connected lifestyle in Norwich.



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# 131d Colman Road

## Colman Road, Norwich

Situated to the ever-popular west of Norwich, this spacious and beautifully modernised first-floor apartment offers an excellent opportunity for both first-time buyers and investors alike. Ideally positioned for convenient access to the University of East Anglia and the Norfolk and Norwich University Hospital, the property combines contemporary living with a highly sought-after and well-connected location.

Accessed via secure intercom entry, the apartment opens into a private entrance hall which leads to all principal rooms. At the heart of the home is a bright and generously proportioned open-plan kitchen and living space, designed with modern lifestyles in mind.

The kitchen is fitted with a range of wall and base units with ample worktop space, alongside integrated cooking facilities and space for additional appliances, while the living area benefits from excellent natural light through multiple windows, creating a welcoming and airy environment.

The property offers two well-sized bedrooms, both featuring built-in wardrobes and providing comfortable and versatile accommodation. The accommodation is further complemented by a stylish contemporary bathroom, fitted with a panelled bath and rainfall shower over, wash basin, WC and heated towel rail, all presented to a high standard.



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Throughout, the apartment is in excellent decorative order, benefiting from double glazing and electric heating, allowing for a ready-to-move-into purchase with minimal additional work required.

Colman Road remains a highly desirable residential location, offering easy access to local shops, schooling, and amenities, alongside regular bus routes into the city centre. The nearby A47, A11 and ring road further enhance connectivity, making this an ideal base for both commuters and those working locally.

Overall, this is a superbly presented home in a prime location, offering generous living space and modern finishes throughout. Early viewing is strongly recommended to fully appreciate all that is on offer.

## Agents Note

This property will be sold leasehold, with 136 years remaining on the lease.

Ground rent: £100 paid annually.

Maintenance: £2,600 paid annually.

The property comprises specific internal areas only, as outlined on the title plan, with ownership split across designated ground and first-floor sections. It does not include the entire building or any external or shared areas, and is subject to standard rights and restrictions.

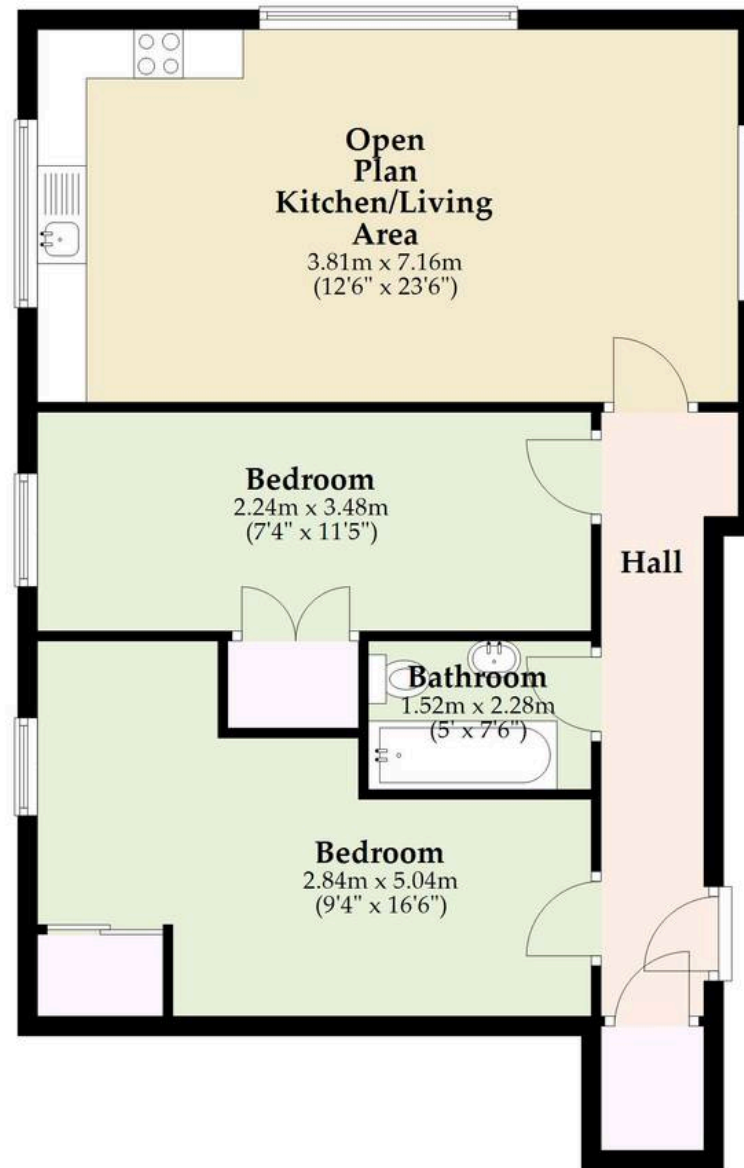
An off-road parking space has been **identified by the vendor**, however buyers are advised to verify that this is formally included within the title.

The title plan and register are available on request for review, enabling buyers to fully understand what is included within the title.



## Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



Total area: approx. 71.9 sq. metres (773.5 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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