



4 Old Bakery Court, Coltishall

Norwich



Minors & Brady

4 Old Bakery Court

Coltishall, Norwich

A superb opportunity to secure a well-located village home with immediate appeal. This ground floor apartment offers an ideal blend of simplicity, comfort and convenience, perfectly suited to modern low-maintenance living. Thoughtfully arranged, the layout provides practical spaces that cater effortlessly to everyday needs. Its position within a sought-after Norfolk village ensures both lifestyle appeal and long-term desirability. With the added benefit of off-road parking and easy accessibility, it ticks the essential boxes for a wide range of buyers. Ready to move straight into, it presents a compelling option for those looking to step onto the property ladder or invest wisely.

- No onward chain for a smooth and straightforward purchase
- Ground floor position offering ease and convenience
- Private entrance providing a sense of independence
- Located in the heart of the desirable village of Coltishall
- Bright and versatile lounge/diner ideal for everyday living
- Separate kitchen with good storage and workspace
- Well-proportioned double bedroom
- Allocated off-road parking space
- Double glazing and electric heating throughout
- An excellent choice for first-time buyers or investors



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4 Old Bakery Court

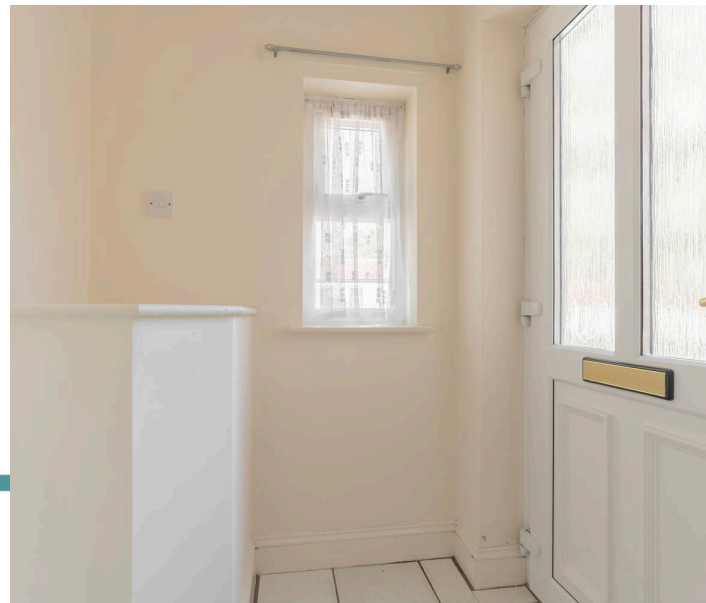
Coltishall, Norwich

Old Bakery Court, Coltishall

Offered to the market with no onward chain, this well-presented one-bedroom ground floor apartment is ideally positioned in the heart of the highly sought-after village of Coltishall. Perfectly suited to first-time buyers, investors or those seeking low-maintenance living, the property combines practicality with a fantastic village setting.

The apartment benefits from its own private entrance, creating a sense of independence rarely found in similar properties. Upon entering, you are welcomed into an entrance hall that leads through to a generously proportioned lounge/diner, a bright and versatile space with a large double-glazed window, two electric heaters and useful built-in storage cupboards. This room comfortably accommodates both seating and dining arrangements, making it ideal for everyday living and entertaining.

The separate kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, fitted hob and oven, and space for additional appliances including a fridge and washing machine. A window allows for natural light and ventilation, contributing to a practical and functional workspace.



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The bedroom is a comfortable double, again benefiting from a double-glazed window and electric heating, offering a quiet and cosy retreat. The bathroom is well-appointed with a panelled bath and shower over, low-level WC and wash basin, complemented by a frosted window for natural light and privacy.

Externally, the property includes the added advantage of allocated off-road parking, a valuable feature within this central village location.

Further benefits include double glazing throughout and electric heating, ensuring comfort and ease of maintenance. With its appealing position, practical layout and chain-free status, this apartment represents an excellent opportunity not to be missed.

Agents Note

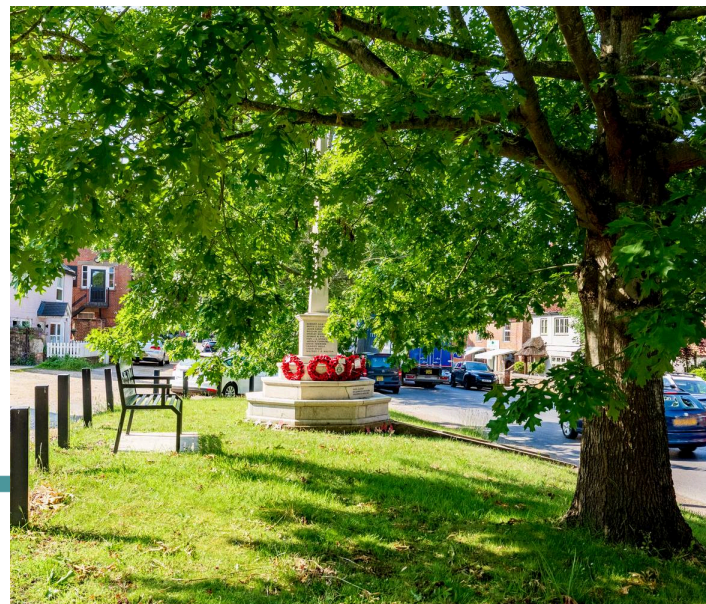
The property is offered on a leasehold basis, with approximately 91 years remaining.

The lease was granted for a term of 125 years from 1st August 1992.

Please note that the ground rent is currently £50 per annum, with service/maintenance charges of approximately £911.50 per annum; however, these figures may not be entirely up to date.

For further information, please contact the office.

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.



Apartment

Approx. 460.5 sq. feet
(excluding Cupboard, Cupboard)



Total area: approx. 460.5 sq. feet

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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*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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