



48 Baxter Court, Norwich

Norwich



Minors & Brady

# 48 Baxter Court

Norwich

This two-bedroom ground-floor flat immediately sets a welcoming tone, its private entrance offering a sense of independence that feels rare in city living. Inside, the spacious living area creates an easy backdrop for everyday comfort and relaxed entertaining, complemented by a modern kitchen designed for practical, enjoyable use. Two well-proportioned bedrooms provide flexibility for rest, work or guests, while a contemporary shower room and a pleasant balcony add thoughtful touches to the home's appeal. Set within regularly maintained communal grounds that enhance the calm, well-presented surroundings, it's an inviting choice for first-time buyers or investors looking for a property ready to make their own.

- Ground-floor flat positioned in the city of Norwich, NR3
- Suitable choice for first-time buyers or investors
- Well-presented accommodation that is ready for you to make your own
- Spacious 15ft living room inviting relaxation and entertaining
- Kitchen is fitted with modern cabinetry, an integrated oven and areas for your own appliances
- Two bedrooms offering comfort and privacy
- Shower room comprising of a modern three-piece suite
- Balcony area for outdoor seating
- Regularly maintained communal grounds
- Easy access to a wide range of amenities within the city, including shops, education, healthcare facilities and transport links



M&B

## 48 Baxter Court

Norwich

Set within a well-kept residential enclave in Norwich's NR3 district, this ground-floor flat offers a calm, comfortable base with a strong sense of independence. Its own private entrance provides a welcome separation from typical apartment living, making it an appealing choice for first-time buyers or investors seeking a ready-to-enjoy home in a popular city setting.

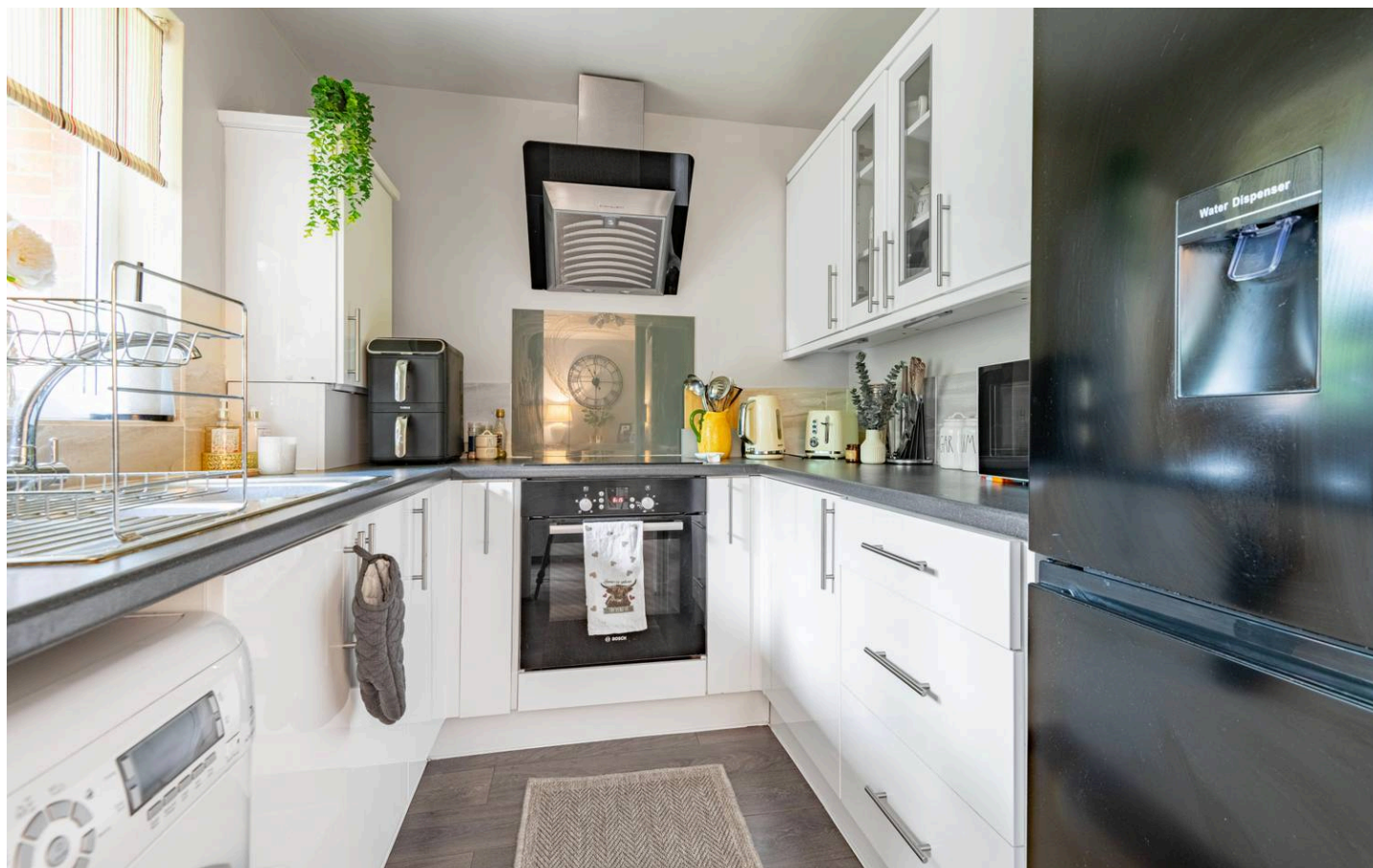
Inside, a generous living space forms the heart of the property, a room that encourages both relaxation and sociable evenings, with enough flexibility for you to shape it around your own lifestyle.

The adjoining kitchen continues the home's well-presented feel, offering modern cabinetry, an integrated oven and space for your chosen appliances, creating a practical and inviting area for everyday cooking.

Two bedrooms sit quietly to the rear, each offering comfort and privacy whether used as sleeping spaces, a study or a combination of both.

A shower room with a modern three-piece suite completes the interior with a clean, streamlined finish.

A balcony provides a pleasant spot for a moment of fresh air, extending the living space outdoors.



M&B

# 48 Baxter Court

Norwich

Surrounding the property, the regularly maintained communal grounds contribute to an attractive, well-cared-for environment throughout the year, enhancing the sense of calm and community within the development.

Altogether, this is a home that balances independence with convenience, a well-presented, lifestyle-friendly flat in a sought-after Norwich location, ready for its next chapter.

## Agents Notes

Leasehold, with 84 years left on the lease.

Ground rent: £60 p/a.

Maintenance fee: £1,300 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

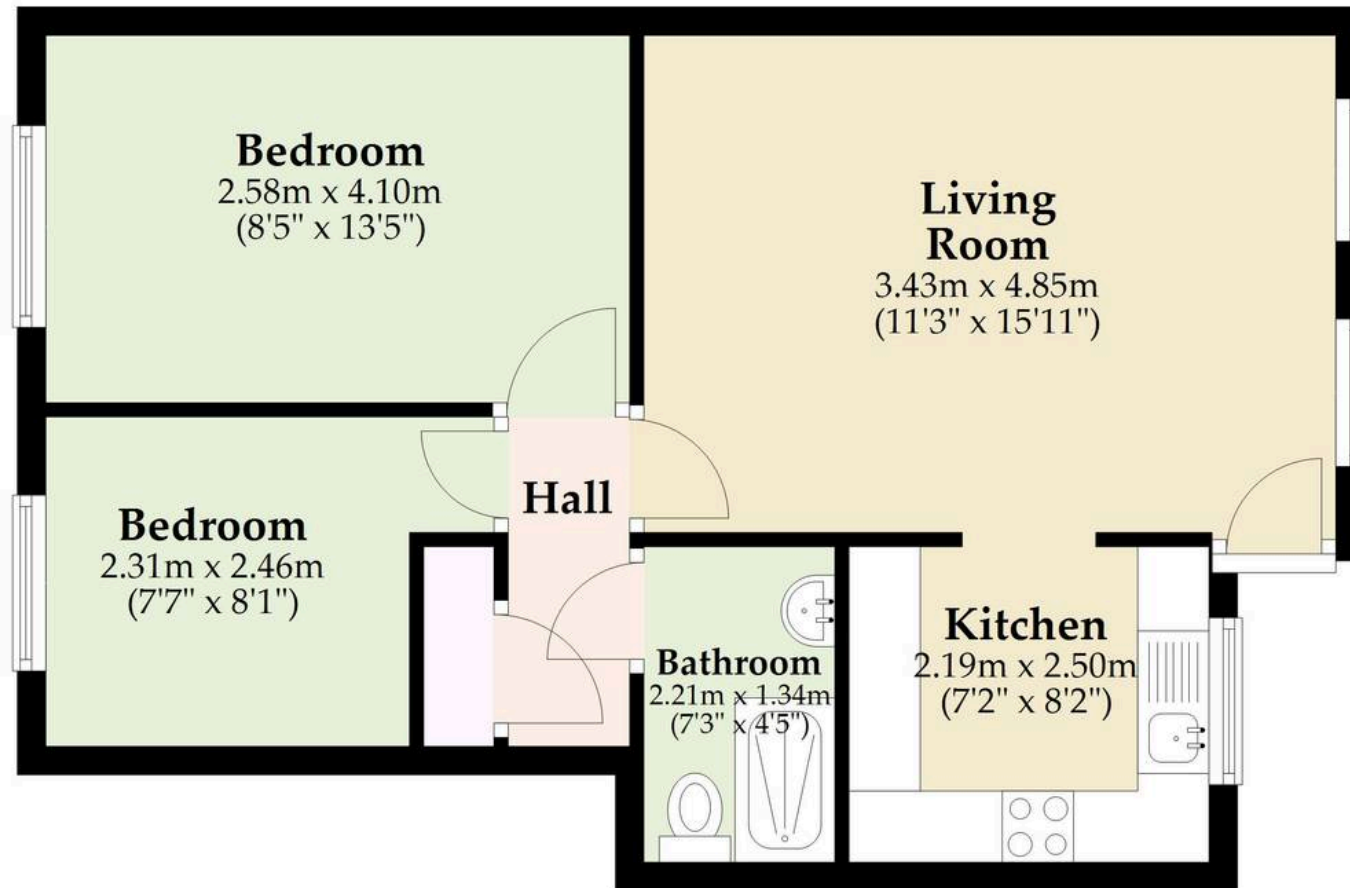
Please note that with leasehold properties where no allocated parking is included, all buyers should satisfy themselves regarding the parking arrangements and availability within the surrounding area.



M&B

# Ground Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 46.6 sq. metres (501.8 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*.



Meet *Liam*  
Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)