



71 Baxter Court, Norwich

Norwich



Minors & Brady

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An excellent opportunity to acquire a charming two-bedroom maisonette with its own private entrance, perfect for first-time buyers or investors alike. Set across two floors, the property offers well-balanced and practical accommodation throughout. The first floor features a bright and spacious lounge diner alongside a well-positioned kitchen, creating a sociable and comfortable living environment. Upstairs, there are two bedrooms and a bathroom, with the principal bedroom benefiting from access to a private balcony with pleasant views. The surrounding communal grounds are regularly maintained, contributing to the development's attractive and welcoming feel. Conveniently positioned within easy reach of local amenities and transport links, this property offers comfortable living in a well-connected setting.

- Excellent two-bedroom maisonette ideal for first-time buyers or investors
- Private entrance offering added independence and privacy
- Bright and spacious lounge diner with pleasant outlook
- Well-appointed kitchen designed for practical everyday living
- Two well-proportioned bedrooms arranged across the second floor
- Principal bedroom benefitting from a private balcony
- Family bathroom serving both bedrooms
- Accommodation thoughtfully arranged over two floors
- Regularly maintained communal grounds enhancing the setting
- Convenient location close to local amenities and transport links





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71 Baxter Court

The Location

Located to the north of Norwich city centre, Baxter Court is ideally positioned for those seeking convenience, accessibility, and strong transport connections whilst remaining within easy reach of the city's extensive amenities and attractions.

The location is particularly well placed for those commuting both into Norwich and further afield, with excellent access to the Ring Road providing straightforward routes around the city and towards the A47, Norwich International Airport, and surrounding Norfolk villages.

The property is situated just a short distance from Norwich city centre, allowing residents to enjoy the wide variety of shops, restaurants, cafés, leisure facilities, and historic landmarks the city has to offer, whilst also benefitting from a quieter residential setting away from the immediate hustle and bustle.

Everyday amenities are easily accessible, with a range of supermarkets and convenience stores nearby including Lidl and the popular Asda Superstore on Hall Road. A variety of local shops, takeaways, pubs, and essential services can also be found within close proximity, catering well for day-to-day living.

Public transport links are excellent throughout the area, with regular bus routes operating into the city centre and surrounding districts, making travel convenient even without a car. Norwich Train Station is also easily reachable, offering direct services to destinations including London Liverpool Street, Cambridge, and Ipswich.

The area additionally benefits from nearby green spaces and recreational areas, including Waterloo Park and Mousehold Heath, both popular for walking, outdoor exercise, and enjoying open surroundings close to the city.



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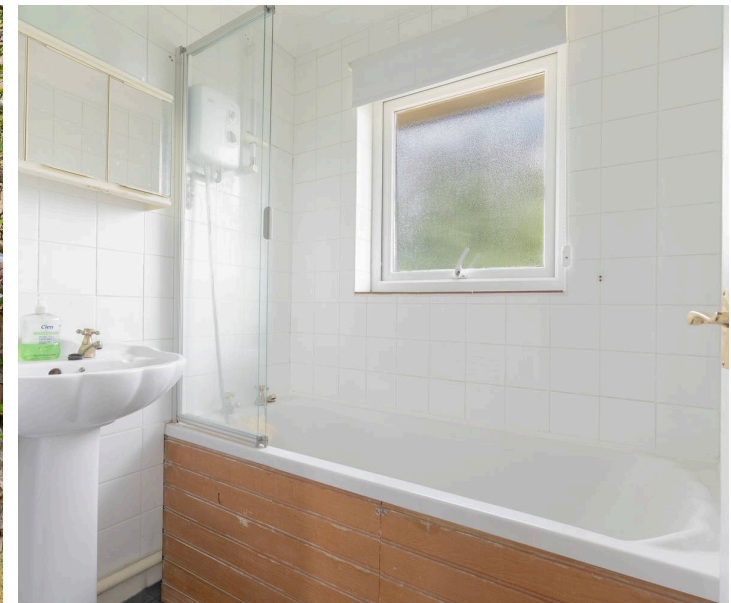
Situated within a well-maintained residential setting, this two-bedroom maisonette presents an excellent opportunity for first-time buyers, investors, or those seeking a property with practical living space arranged across two floors.

Benefitting from its own private entrance, the property offers a greater sense of independence and privacy compared to a traditional apartment, creating a welcoming and comfortable home environment from the moment you arrive.

The first floor accommodation has been thoughtfully arranged to create a bright and sociable living space, perfectly suited to both everyday living and entertaining. The lounge diner offers generous proportions with space for both relaxing and dining, while pleasant views over the surrounding grounds help create a light and airy atmosphere throughout.

The adjoining kitchen is conveniently positioned and designed to maximise practicality, providing ample workspace and storage for modern living.

Occupying the second floor, the property continues to impress with two well-proportioned bedrooms and the family bathroom. The principal bedroom further benefits from access to a private balcony, overlooking the attractive communal surroundings. The second bedroom offers flexibility for guest accommodation, home working, or additional storage depending on a purchaser's needs.



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A particular feature of the development is the regular upkeep and maintenance of the surrounding communal grounds, helping to create an attractive and well-presented environment for residents throughout the year. The pleasant outlook adds to the overall appeal and contributes towards the property's relaxed residential feel.

Offering well-balanced accommodation, private access, and a convenient layout across two floors, this charming maisonette represents a fantastic starter home within a popular and practical location.

Agents Note

This property will be sold leasehold and connected to mains water, electricity, gas and drainage.

84 years remain on the lease.

Ground rent: £60 paid annually.

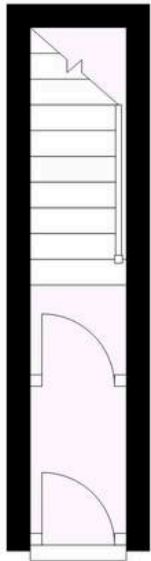
Maintenance charge: £114 paid annually.



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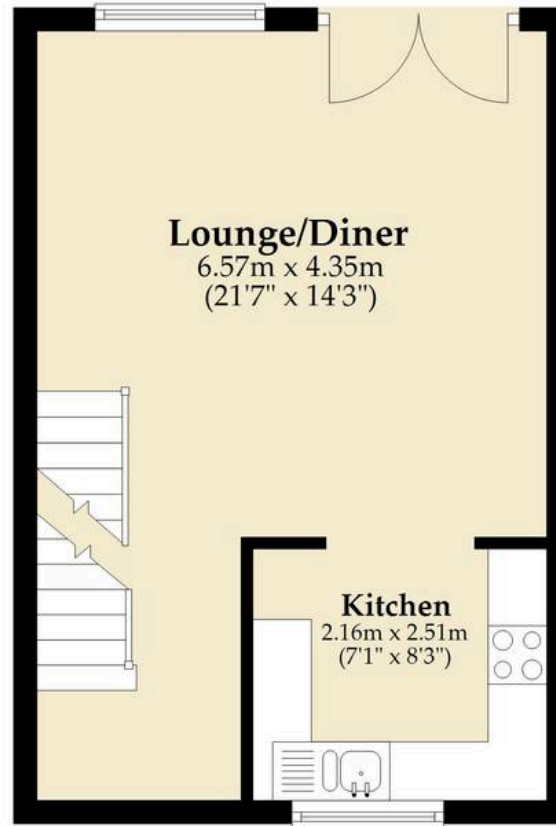
Ground Floor

Approx. 3.9 sq. metres (42.1 sq. feet)



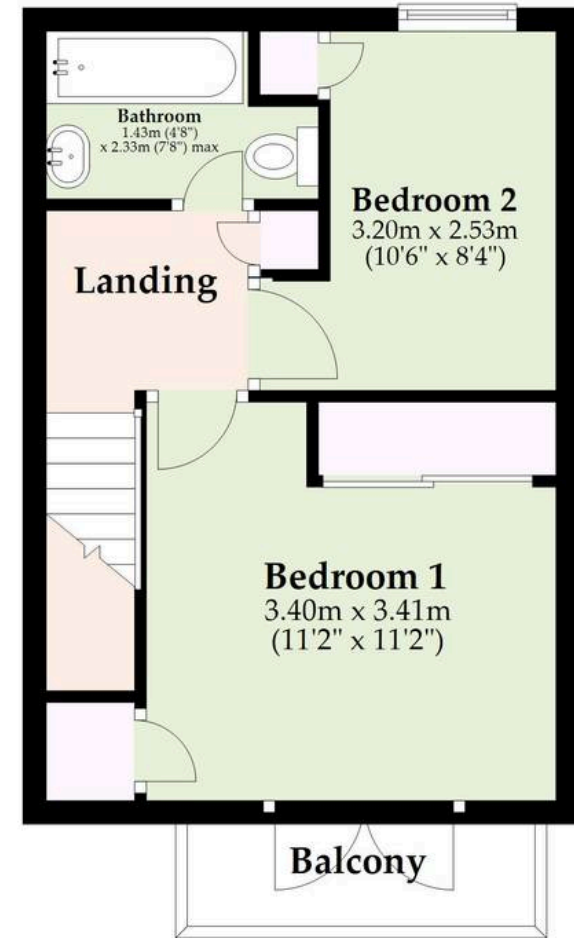
First Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



Second Floor

Approx. 28.8 sq. metres (309.8 sq. feet)
(excluding Balcony)



Total area: approx. 61.3 sq. metres (660.1 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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