



4 Christopher Court Malbrook Road, Norwich

In Excess of £90,000

Minors & Brady



4 Christopher Court Malbrook Road

Norwich

City living made easy from this stylish and conveniently located ground floor apartment. Positioned to the west of Norwich city centre, this well-presented one-bedroom home offers comfortable accommodation and the benefit of being fully furnished. The bright open-plan sitting room and kitchen create a sociable living space, perfectly suited to modern lifestyles. A generous double bedroom and well-appointed bathroom provide practical and comfortable everyday living. Residents can enjoy communal lawned gardens alongside the convenience of one allocated parking space. With gas central heating, double glazing and excellent access to the city, this apartment is an ideal low-maintenance home in a sought-after location.

- **Agent's Note**

This property is offered for sale leasehold with approximately 143 years remaining on the lease.

The property is connected to mains water, electricity, gas and drainage.

Ground Rent: £0 per annum

Service Charge/Maintenance Charge: £175 per quarter (£700 per annum)

Please note that some images used within this listing have been digitally staged to demonstrate potential furniture layouts and room usage.

Prospective purchasers are encouraged to arrange a viewing to fully appreciate the property's space, layout and features.



M&B





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Christopher Court, Norwich

Situated to the western side of Norwich city centre, this well-maintained ground floor apartment offers comfortable and convenient living in a sought-after location. Ideal for professionals, first-time renters or those seeking easy access to the city, the property is offered fully furnished and ready to move straight into.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall leading through to a bright open-plan sitting room and kitchen. This sociable living space provides plenty of room to relax and entertain, while the fitted kitchen offers a practical layout for everyday cooking and dining.

The double bedroom is a generous size and benefits from a pleasant outlook, creating a comfortable and restful retreat. Completing the accommodation is a well-appointed bathroom fitted with a modern suite and a shower over the bath.

Further benefits include gas central heating, full double glazing and one allocated parking space within the residents' car park. Residents can also enjoy access to the communal lawned gardens, providing attractive outdoor space to appreciate throughout the year.

Conveniently positioned for access to Norwich city centre, local amenities and transport links, this appealing apartment offers low-maintenance living in a highly accessible location.



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Apartment

Approx. 353.4 sq. feet



Total area: approx. 353.4 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.

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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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