



71 Ingram Court, Norwich

Minors & Brady



71 Ingram Court

Norwich

Set within a calm south city setting, this well-kept one-bedroom flat offers a bright and comfortable home with a welcoming feel from the moment you arrive. The spacious living and dining area enjoys natural light throughout the day, complemented by a fully fitted kitchen with integrated appliances, a good-sized bedroom with fitted wardrobes, and a modern bathroom with practical fixtures. With secure intercom entry, residents' parking, communal gardens and the advantage of no onward chain, it presents an appealing opportunity for first-time buyers or investors looking for a straightforward and well-located property in Norwich.

Agents Notes

Leasehold.

Ground rent: £50 per annum.

Maintenance fee: £1,000 approx. per annum.

Watson Property Management.

Renewal for charges: End of June and December.

Connected to mains water, electricity, gas and drainage.

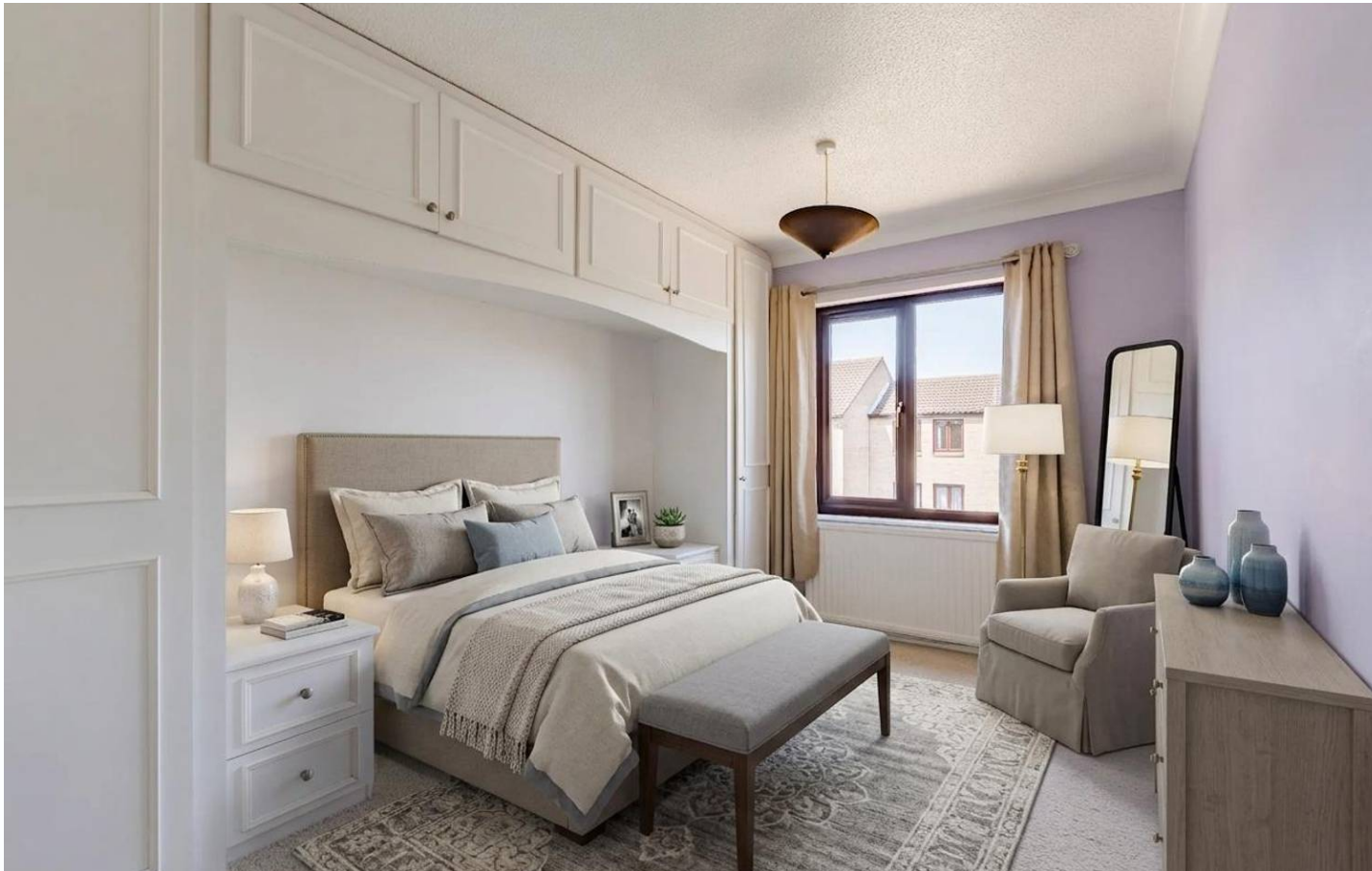
Gas central heating system.

Communal parking.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.

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The Location

Ingham Court sits within the Lakenham neighbourhood on the south side of Norwich, offering a residential setting that feels settled and well connected. It places you around ten minutes from the city centre, making daily trips into Norwich straightforward whether for work, shopping or leisure.

The area is served by nearby supermarkets including Asda on Hall Road and Aldi on Grove Road, giving convenient options for everyday essentials. Local schooling is close at hand too, with Lakenham Primary School and The Hewett Academy both within easy reach.

Transport links are practical, with regular bus services running along Hall Road and easy access to the A146 and A47 for wider travel. The location supports a lifestyle that balances city access with a quieter residential base, with green spaces such as Jubilee Park and the riverside paths adding places to unwind close to home.



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Set within a quiet south city position, this well-presented one-bedroom flat offers a bright and comfortable home ideal for first-time buyers or those seeking a dependable investment.

The development enjoys a well-maintained communal garden and residents' parking, creating a calm and practical environment from the outset. A secure communal entrance with intercom adds reassurance.

Inside, the flat feels light and inviting, with a generous living and dining area that benefits from natural daylight and provides a relaxed setting for everyday living.

The fully fitted kitchen is arranged with wall and base units, work surfaces, an integrated hob and oven, and space for a fridge-freezer, washing machine and dishwasher, offering a tidy and functional workspace.

The bedroom is a good size and features fitted wardrobes, while the bathroom includes a panelled bath with shower over, a hand wash basin, WC and radiator.

Altogether, this is an appealing and well-kept home in a desirable part of Norwich, offering everyday convenience and long-term potential.



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First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 42.0 sq. metres (452.3 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*
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Senior Property Lister

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