



Minors & Brady

3 Tibbenham House 112-114 Thorpe Road, Norwich

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Norwich

This contemporary one-bedroom apartment is perfectly positioned just a short walk from Norwich city centre and Norwich Train Station. Set within an attractive Victorian conversion of just 18 apartments, this stylish home beautifully combines character features, including high ceilings and restored sash windows, with modern open-plan living. Offering a bright and spacious interior, a generous double bedroom, contemporary kitchen and bathroom, and the added benefit of parking within the development, this property presents an ideal opportunity for first-time buyers, investors, or those seeking a well-connected city residence with excellent transport links and amenities close at hand.

- Agent's Note

The property will be sold leasehold with approximately 989 years remaining on the lease.

Connected to mains water, electricity, and drainage.

Ground Rent: £250 per annum.

Service Charge/Maintenance: £1,960 per annum.

Parking: Lease documentation confirms one allocated parking space per apartment within the shared car park. Purchasers should satisfy themselves as to the existence and extent of any parking rights through their legal representative.

The property is currently subject to a tenancy agreement. Buyers should take this into consideration when discussing and agreeing completion timescales.



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Tibbenham House

Upon entering the apartment, you are welcomed into a bright and spacious open-plan living environment, thoughtfully designed to maximise both comfort and practicality.

High ceilings and large restored sash windows enhance the sense of space, allowing natural light to flow throughout the accommodation and creating an inviting atmosphere.

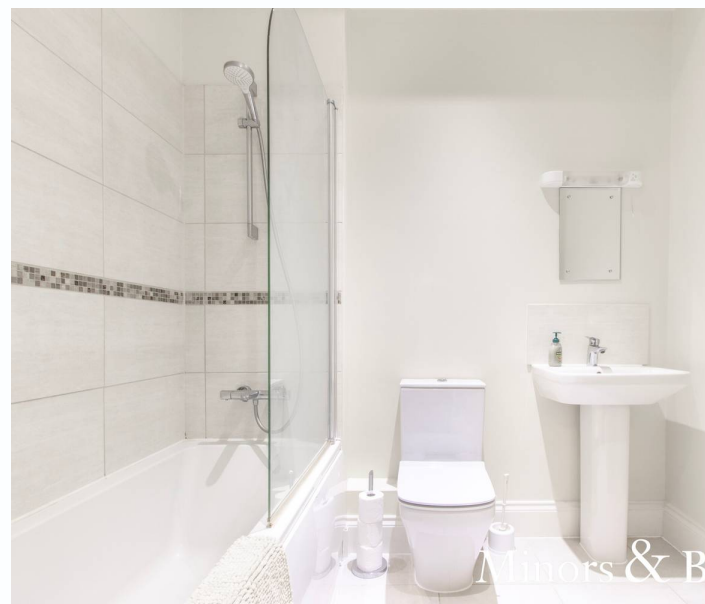
The open-plan living area seamlessly incorporates a contemporary fitted kitchen complete with integrated appliances, providing a stylish and functional space for both everyday living and entertaining.

The apartment benefits from a generously sized double bedroom, offering comfortable accommodation with ample space for furnishings. A modern three-piece bathroom suite completes the internal accommodation, featuring quality fixtures and fittings.

Further enhancing the appeal of the property, the vendor advises that residents benefit from access to a shared car park, with one allocated parking space per apartment and additional visitor parking available within the development.

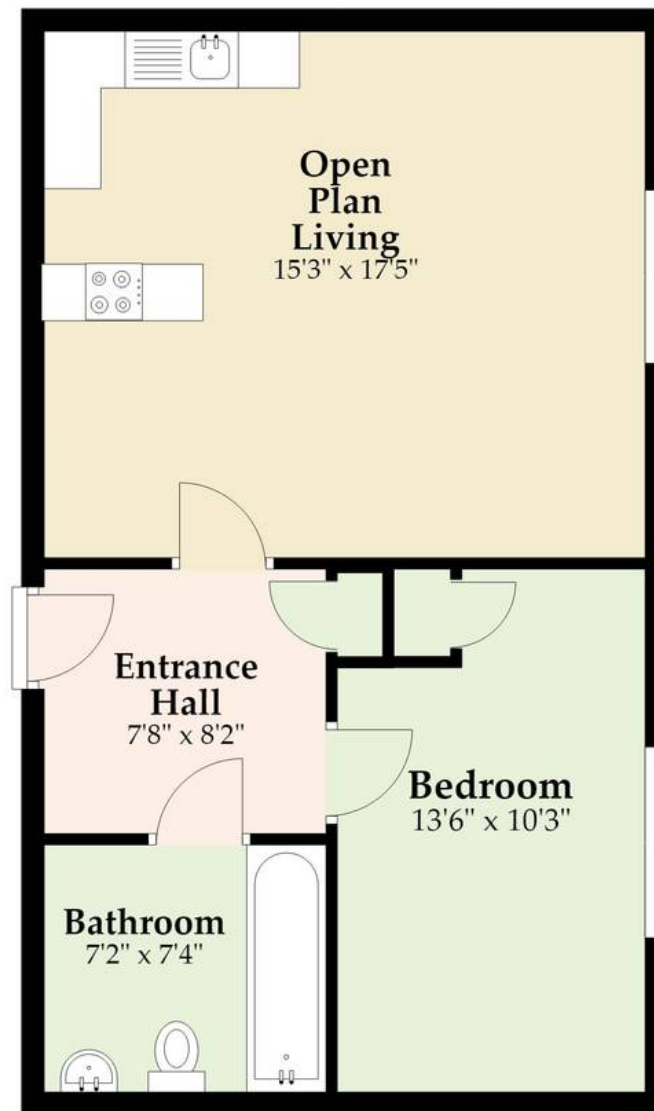
Combining character, convenience, and contemporary style, this attractive apartment presents an excellent opportunity to enjoy city living with outstanding connectivity and everyday amenities close at hand.

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Apartment

Approx. 532.4 sq. feet



Total area: approx. 532.4 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.

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

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