



Flat 4, Marlborough House Grove Road, Norwich

Minors & Brady



Flat 4

Marlborough House Grove Road, Norwich

Stylish city living meets exceptional presentation in this beautifully refurbished first-floor apartment. Offering spacious and light-filled accommodation, the property has been extensively upgraded throughout, including a contemporary kitchen, luxury bathroom, new wood flooring and a range of high-quality cosmetic improvements. The impressive bay-fronted lounge/dining room provides a superb space for both relaxing and entertaining, while two generous double bedrooms ensure comfortable and practical living. Further benefits include a garage, well-maintained communal grounds and modern electric heating. Offered with no onward chain, this is an outstanding opportunity for first-time buyers, professionals and investors alike.

- Extensively refurbished throughout to a high standard
- Stylish re-fitted kitchen with oak worktops and integrated appliances
- Luxury contemporary bathroom with freestanding bath
- New wood flooring installed throughout much of the apartment
- Updated electrical fittings for a modern finish
- New skirting boards and newly skimmed ceilings
- Impressive bay-fronted lounge/dining room filled with natural light
- Contemporary décor and high-quality finishes throughout
- Double glazed with modern electric heating
- Move-in ready home offering luxury city living within walking distance of Norwich city centre





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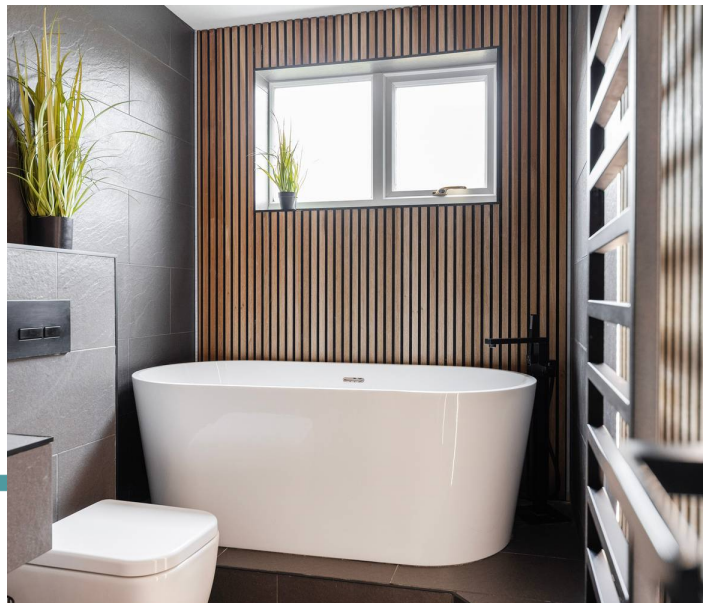
The Location

Grove Road enjoys a convenient and well-connected position to the south-east of Norwich city centre, making it an excellent location for those seeking easy access to the city's extensive amenities whilst retaining a residential setting. The property is within comfortable walking distance of Norwich city centre, where an excellent selection of independent shops, restaurants, cafés, cultural attractions and historic landmarks can be enjoyed.

Norwich Railway Station is also readily accessible, providing direct services to London Liverpool Street, Cambridge and a range of regional destinations, making the area particularly attractive to commuters. Excellent public transport links are available nearby, with regular bus services operating throughout the city and to surrounding towns and villages.

The popular Riverside development is within easy reach, offering a variety of leisure facilities, restaurants, bars, a cinema and retail outlets. Residents can also enjoy nearby riverside walks along the River Wensum, together with a range of green spaces and recreational facilities.

The area is well served by local amenities, including supermarkets, convenience stores, healthcare services and well-regarded schools, ensuring everyday necessities are close at hand. Combining accessibility, convenience and proximity to the vibrant city centre, Grove Road remains a popular choice for professionals, commuters and those looking to enjoy all that Norwich has to offer.





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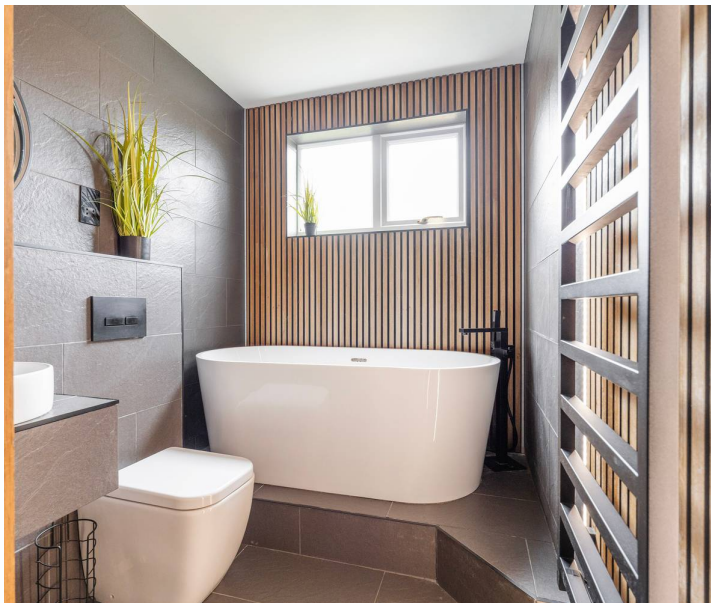
Marlborough House, Norwich

Combining impressive proportions with a high-specification refurbishment, this exceptional first-floor apartment offers beautifully presented accommodation within easy walking distance of Norwich city centre. Thoughtfully updated throughout, the property provides a rare opportunity to acquire a stylish and spacious home that is ready to move straight into, making it equally appealing to first-time buyers, professionals and investors alike.

Significant investment has been made in the apartment, with extensive internal improvements carried out to enhance both its appearance and functionality. Recent upgrades include a refitted kitchen, luxurious contemporary bathroom, new wood flooring, updated electrical fittings, replacement skirting boards and newly skimmed ceilings, all combining to create a modern and cohesive finish throughout.

The accommodation is accessed via a secure communal entrance with entry system, leading to a private entrance hall with useful built-in storage. At the heart of the home is a superb bay-fronted lounge/dining room. Filled with natural light, this elegant reception space offers excellent versatility for both everyday living and entertaining, creating a welcoming atmosphere throughout the year.

The kitchen has been stylishly refurbished and fitted with a quality range of contemporary units complemented by attractive oak work surfaces. Integrated appliances and a range cooker enhance both the practicality and aesthetics of the space, while ample room remains for informal dining and day-to-day living.



M&B



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Both double bedrooms are well-proportioned and comfortably accommodate a range of furniture arrangements. They are served by an impressive re-fitted bathroom, finished to a particularly high standard and featuring a striking freestanding bath that brings a touch of boutique-hotel luxury to the home.

Further benefits include double glazing throughout and modern electric heating, ensuring comfort and efficiency all year round. Externally, residents enjoy access to well-maintained communal grounds, while the property also benefits from a garage within a nearby block, providing secure parking or valuable additional storage space.

Agent's Note

This property will be sold leasehold, with approximately 99 years remaining on the lease.

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

Ground Rent: £25 per quarter

Service Charge/Maintenance Fee: £603 per quarter

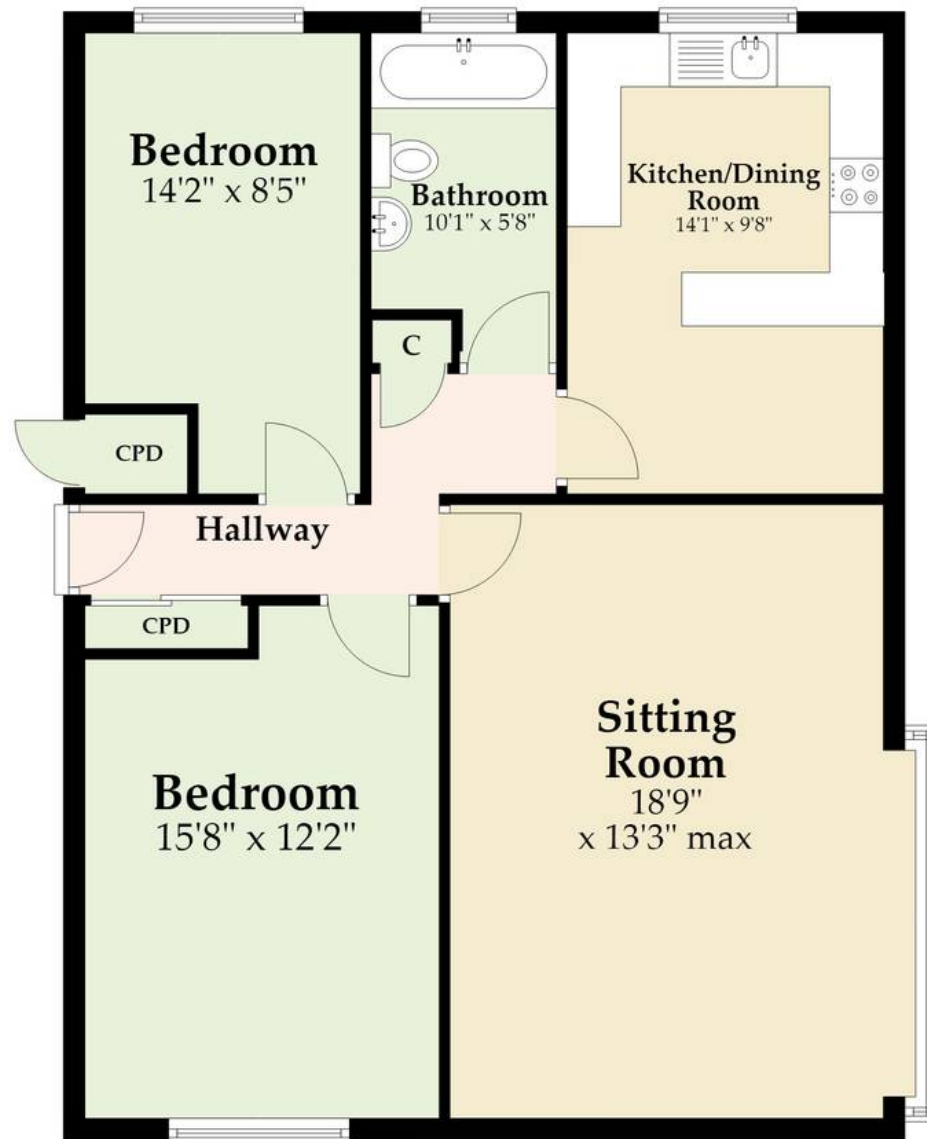
Lease term, ground rent and service charge figures should be verified by your solicitor during the conveyancing process.

A garage is included in the sale; however, buyers should satisfy themselves that it is suitable for their intended vehicle and carry out any measurements or checks they consider necessary prior to purchase.



M&B

Apartment
Approx. 836.1 sq. feet



Total area: approx. 836.1 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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Minors & Brady
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