

10 Leopard Court, Norwich

Norwich

Minors & Brady

10 Leopard Court

Norwich

Enjoy city living at its best with this charming ground floor flat in the heart of Norwich – and with no chain! Perfectly positioned within walking distance of the bustling city centre, this home offers a bright sitting room with a large bay window, a practical kitchen, a comfortable double bedroom, and a classic three-piece bathroom. Added benefits include a handy shed and access to communal gardens, making it an ideal choice for first-time buyers or investors seeking both convenience and lifestyle.

- No chain
- Ground floor flat in the vibrant city of Norwich
- Within walking distance to the city centre, offering a wide range of amenities
- Perfect for first time buyers or investors!
- Sitting room featuring a large bay window, inviting relaxation and entertaining
- Kitchen fitted with cabinetry and spaces for your appliances
- A double bedroom offering comfort and privacy
- A bathroom comprising of a classic three-piece suite
- Shed for storage options
- Communal gardens

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Location

Leopard Court is a residential development situated in a convenient and well-connected part of Norwich, just to the north of the city centre. The area offers easy access to a variety of local amenities, including independent shops, supermarkets, cafes, and restaurants, providing residents with everyday necessities and leisure options within walking distance. Families benefit from a selection of nearby schools, ranging from primary to secondary education, along with nurseries, making it suitable for children of all ages.

Healthcare services are readily accessible, with local GP practices, dental clinics, and pharmacies close by, and larger medical facilities such as hospitals a short drive away. Transport links are excellent: the area is served by frequent bus routes connecting to the city centre and surrounding suburbs, and Norwich Railway Station is within a few minutes' drive, providing direct connections to London and other major cities. For those who drive, key road networks are easily reachable, while pedestrians and cyclists can enjoy safe, well-maintained routes.







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Step inside to a welcoming entrance hall, that opens into the sitting room, complete with a large bay window that bathes the space in natural light, creating an inviting environment for both relaxation and entertaining. The kitchen is thoughtfully fitted with cabinetry and provides ample space for your appliances, making meal preparation a pleasure.

The double bedroom offers comfort with privacy, while the bathroom features a classic three-piece suite. Additional benefits include a handy shed for extra storage and access to well-maintained communal gardens, perfect for enjoying the outdoors.

With its central location, charming features, and lifestyle appeal, this flat represents a wonderful opportunity to enjoy all that Norwich has to offer.

Agents note

We understand that this property is leasehold, with 91 years left on the lease.

Ground rent - £50 a year.

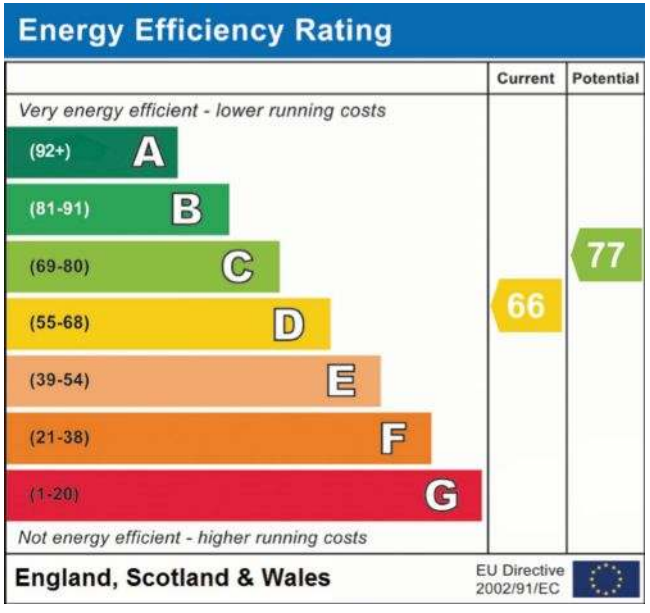
Maintenance fee - £300 a year.

Renewal date for charges - January.

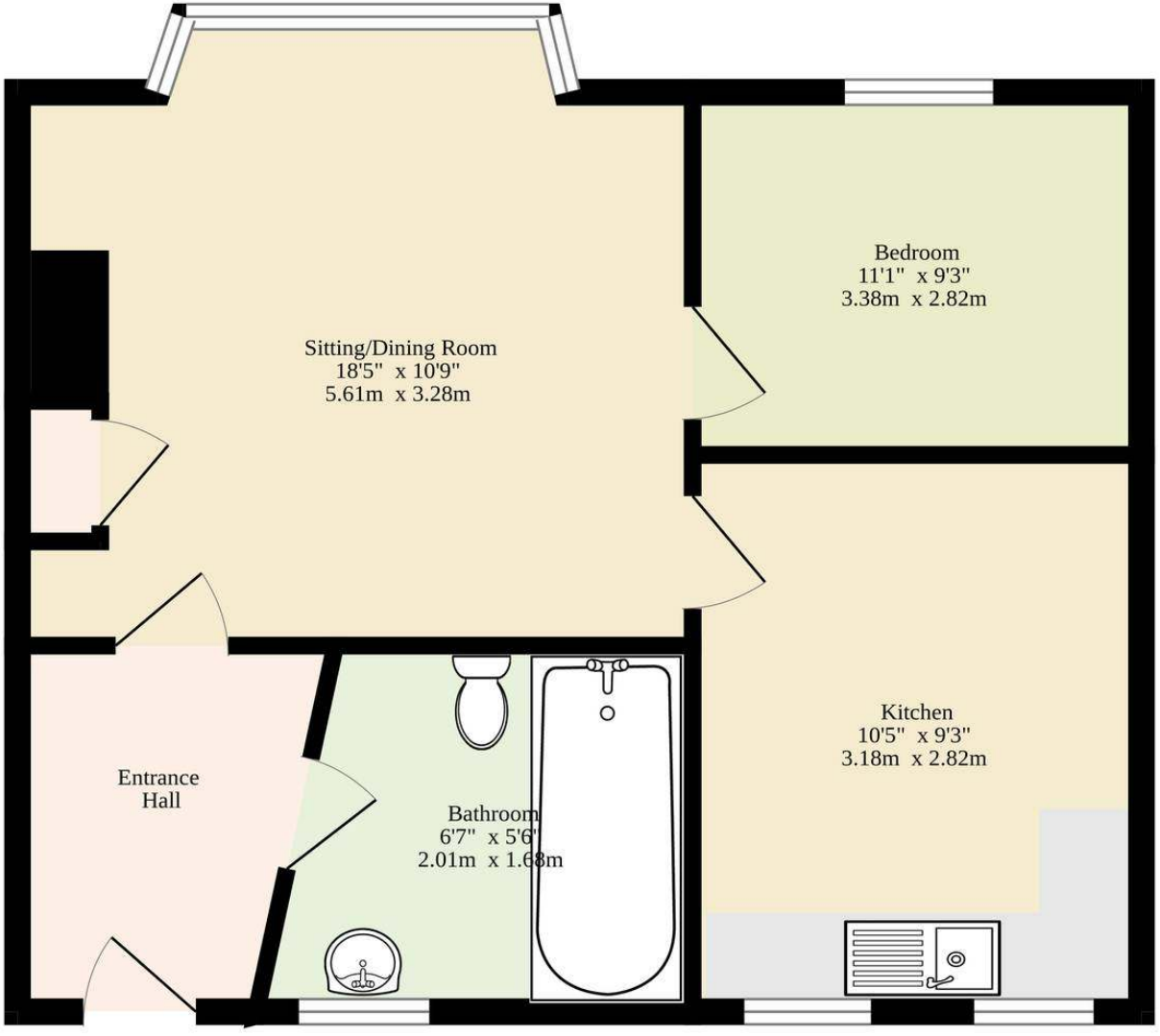
Permit parking available.







455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.3 sq.m.) approx.

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.
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Dreaming of this home?
Let's make it a reality



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Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

norwich@minorsandbrady.co.uk | 01603 365085 | 107 Unthank Road, Norwich, NR2 2PE

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