



74 Grosvenor House 112-114 Prince Of Wales Road, Norwich

Minors & Brady



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Norwich

City-centre living with stunning Cathedral views from the comfort of your own home. This beautifully presented one-bedroom apartment offers stylish and low-maintenance accommodation in one of Norwich's most convenient locations. The spacious open-plan living area creates a bright and sociable atmosphere, complemented by a contemporary fitted kitchen with integrated appliances. A generous double bedroom with built-in wardrobes and a modern shower room provide comfortable, move-in-ready living. Just moments from the train station, Riverside leisure complex and Norwich's extensive amenities, this is an ideal home for professionals, first-time buyers and investors alike.

- Stylish one-bedroom apartment in Norwich city centre location
- Stunning views towards the iconic Norwich Cathedral skyline
- Bright open-plan living, dining and kitchen arrangement throughout
- Contemporary fitted kitchen with integrated appliances included
- Spacious double bedroom with useful built-in wardrobes storage
- Modern shower room featuring a generous walk-in enclosure
- Excellent first-time purchase or ready-made investment opportunity
- Moments from Riverside leisure, dining and entertainment venues
- Short walk to Norwich Train Station and amenities
- Long lease remaining with well-maintained communal surroundings



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The Location

Positioned in the heart of Norwich, Grosvenor House enjoys an enviable central location, placing many of the city's most popular attractions and amenities within easy walking distance. Perfect for professionals, commuters and those who enjoy city living, the apartment offers immediate access to everything Norwich has to offer while remaining conveniently connected to wider transport networks.

Just moments from the property is the popular Riverside development, home to a wide selection of restaurants, cafés, bars, leisure facilities and entertainment venues, providing plenty of options for dining, socialising and unwinding. Norwich Train Station is also just a short walk away, making commuting and travel exceptionally convenient, with direct services connecting to London and other major destinations.

The apartment also benefits from attractive views towards Norwich Cathedral, one of the city's most iconic landmarks. Combined with the nearby River Wensum and surrounding historic architecture, the area offers a unique blend of modern convenience and cultural heritage.

Norwich city centre is quite literally on your doorstep, with its extensive range of shopping facilities, independent retailers, eateries, cultural attractions and vibrant nightlife all easily accessible on foot. Whether enjoying a riverside meal, exploring the city's historic streets or travelling further afield by rail, this outstanding location offers the very best of city living.



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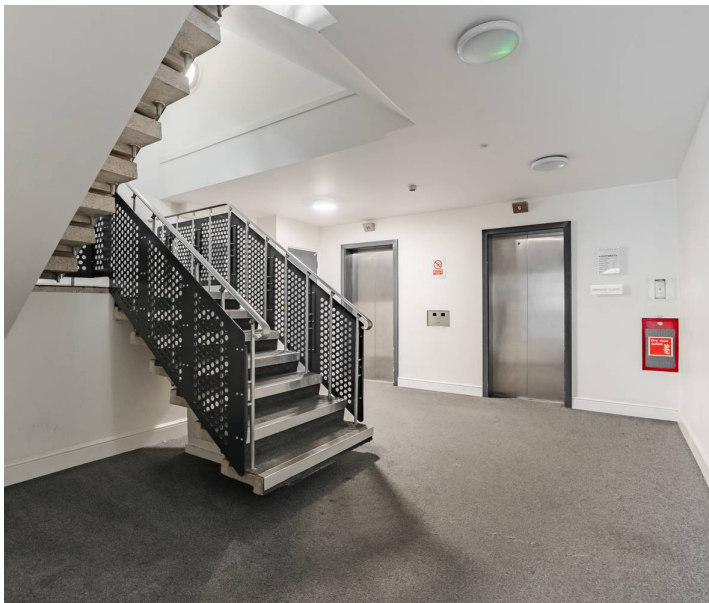
Grosvenor House, Norwich

Positioned in the heart of Norwich and enjoying impressive views towards the city's iconic Cathedral, this beautifully presented one-bedroom apartment offers stylish, low-maintenance living in an exceptionally convenient setting. Perfectly suited to first-time buyers, professionals, investors or those seeking a city-centre lifestyle, the property combines modern comfort with immediate access to Norwich's vibrant amenities, riverside attractions and transport links.

Upon entering the apartment, a spacious entrance hall creates a welcoming first impression and provides access to all accommodation. Thoughtfully designed, the layout maximises both practicality and comfort, with useful storage and a natural flow between rooms.

At the heart of the home is the generous open-plan kitchen, living and dining area. This bright and versatile space has been designed to accommodate both everyday living and entertaining, offering clearly defined areas for cooking, dining and relaxation.

The contemporary kitchen is fitted with an attractive range of wall and base units, complemented by ample worktop space and an excellent selection of integrated appliances. Whether preparing a quick meal or hosting guests, the space is both functional and stylish.



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The living area benefits from an abundance of natural light, while three windows frame attractive views towards Norwich Cathedral, creating a striking backdrop that can be enjoyed throughout the year. The open-plan arrangement enhances the feeling of space, making it an ideal environment for modern city living.

The bedroom is a particularly generous double room, offering plenty of space for additional furnishings alongside the convenience of built-in wardrobes. Comfortable and well-proportioned, it provides a peaceful retreat away from the bustle of the city centre.

Completing the accommodation is a contemporary shower room, fitted with modern sanitaryware, a large walk-in shower and stylish finishes throughout. Well maintained and thoughtfully updated, it serves the apartment perfectly and enhances the property's move-in-ready appeal.

Agent's Note

This property is being sold leasehold, with approximately 240 years remaining on the lease.

The vendor has noted one-allocated parking space, though we are not able to verify this.

- Ground Rent: £200 per annum
- Service/Maintenance Charge: £1,400 per annum

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



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Apartment

Approx. 608.1 sq. feet



Total area: approx. 608.1 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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