



3 Ladbrooke Place, Norwich

Minors & Brady



3 Ladbrooke Place

Norwich

A superbly spacious first-floor apartment in the highly sought-after Thorpe Hamlet area. Offered with no onward chain, this impressive home features two generous double bedrooms, a large living room and a well-appointed kitchen with excellent storage. The bright and airy accommodation is ideally suited to first-time buyers, professionals and investors seeking a convenient city location. Situated within walking distance of Norwich city centre, the railway station and Riverside leisure amenities, the property combines comfort with exceptional accessibility. Further appeal comes from the option to include most furniture and white goods, creating a fantastic turnkey opportunity.

- Exceptionally spacious first-floor apartment in the sought-after Thorpe Hamlet area
- Two generous double bedrooms offering comfortable and flexible accommodation
- Large lounge ideal for both everyday living and entertaining guests
- Well-equipped fitted kitchen with useful walk-in storage cupboard included
- Bathroom with shower over bath plus separate WC for convenience
- Secure intercom entry system providing added peace of mind daily
- Offered to the market with no onward chain for buyers
- Majority of furniture and white goods available subject to agreement
- Within walking distance of Norwich city centre and railway station

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The Location

Situated within a well-established residential area to the south-east of Norwich city centre, this location is popular with a wide range of buyers thanks to its excellent balance of convenience, connectivity and access to local amenities. Characterised by a mix of Victorian, Edwardian and more modern homes, the area has developed into a thriving community that appeals to families, professionals and commuters alike.

Residents benefit from a strong selection of everyday amenities close at hand, including local convenience stores, supermarkets, cafés, healthcare facilities and a variety of well-regarded schools serving all age groups. The area is particularly convenient for those seeking easy access to day-to-day essentials whilst remaining close to the wider attractions and opportunities available within Norwich.

Connectivity is a key advantage, with Norwich Railway Station within easy reach, providing direct services to London Liverpool Street, Cambridge and a range of regional destinations. Regular bus routes also operate throughout the area, offering convenient links across the city and surrounding suburbs, while nearby road networks provide straightforward access to major routes across Norfolk.

Norwich city centre is just a short distance away and offers an extensive range of shopping, restaurants, cafés, theatres and entertainment venues, alongside notable landmarks including Norwich Cathedral, Norwich Castle and the historic Norwich Market. Combining excellent amenities, strong transport links and access to attractive green spaces, this location remains a highly desirable place to call home.



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Ladbrooke Place, Norwich

Situated in the highly sought-after area of Thorpe Hamlet, just a short walk from Norwich city centre, this exceptionally spacious first-floor apartment offers an excellent opportunity for first-time buyers, professionals and investors alike. Benefiting from generous room proportions throughout and offered with no onward chain, the property combines convenience, practicality and comfortable living within one of Norwich's most desirable residential locations.

Accessed via a secure intercom entry system, the apartment opens into a welcoming entrance hall which leads to the well-balanced accommodation. The impressive lounge is a particularly generous room, providing ample space for both relaxing and entertaining, whilst large windows allow natural light to flow into the home and enhance the sense of space.

The kitchen is well equipped with a range of fitted units, generous worktop space and a useful walk-in storage cupboard, providing excellent practicality for everyday living. There is space for appliances, and the layout works well for both cooking and dining requirements.

Both bedrooms are comfortable doubles, offering flexible accommodation suitable for a variety of lifestyles. Whether used as sleeping accommodation, a home office or guest space, the rooms benefit from excellent proportions and useful storage options. The bedrooms are served by a bathroom fitted with a bath and shower over, whilst a separate WC adds further convenience for modern living.



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One of the standout features of the property is the amount of space on offer, with room sizes rarely found within apartments of this nature. The layout creates a bright and airy feel throughout, making it a highly comfortable home ready to move straight into.

Further adding to the appeal, the majority of the furniture can be included within the sale subject to agreement, alongside the white goods, offering a fantastic turnkey opportunity for purchasers looking for a straightforward move or a ready-to-let investment.

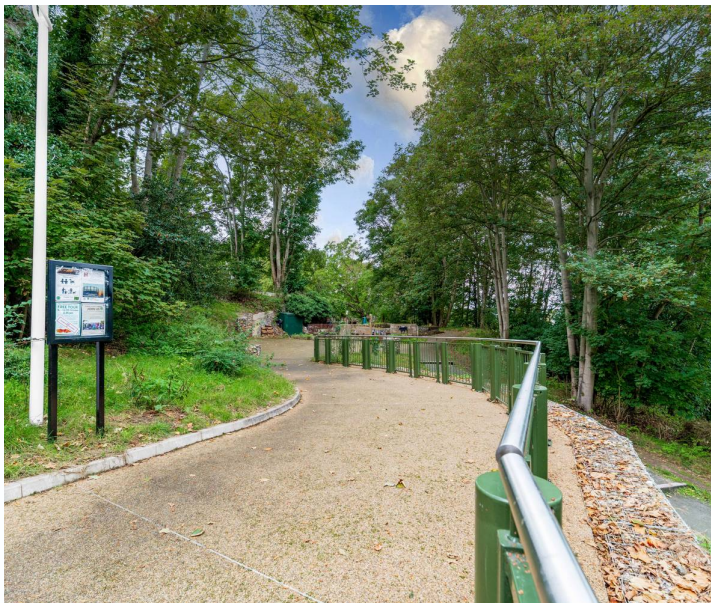
Agent's Note

This property is offered for sale leasehold with approximately 86 years remaining on the lease.

- Ground Rent: £10
- Maintenance Charge: £371

Please note that the frequency of these charges is yet to be confirmed.

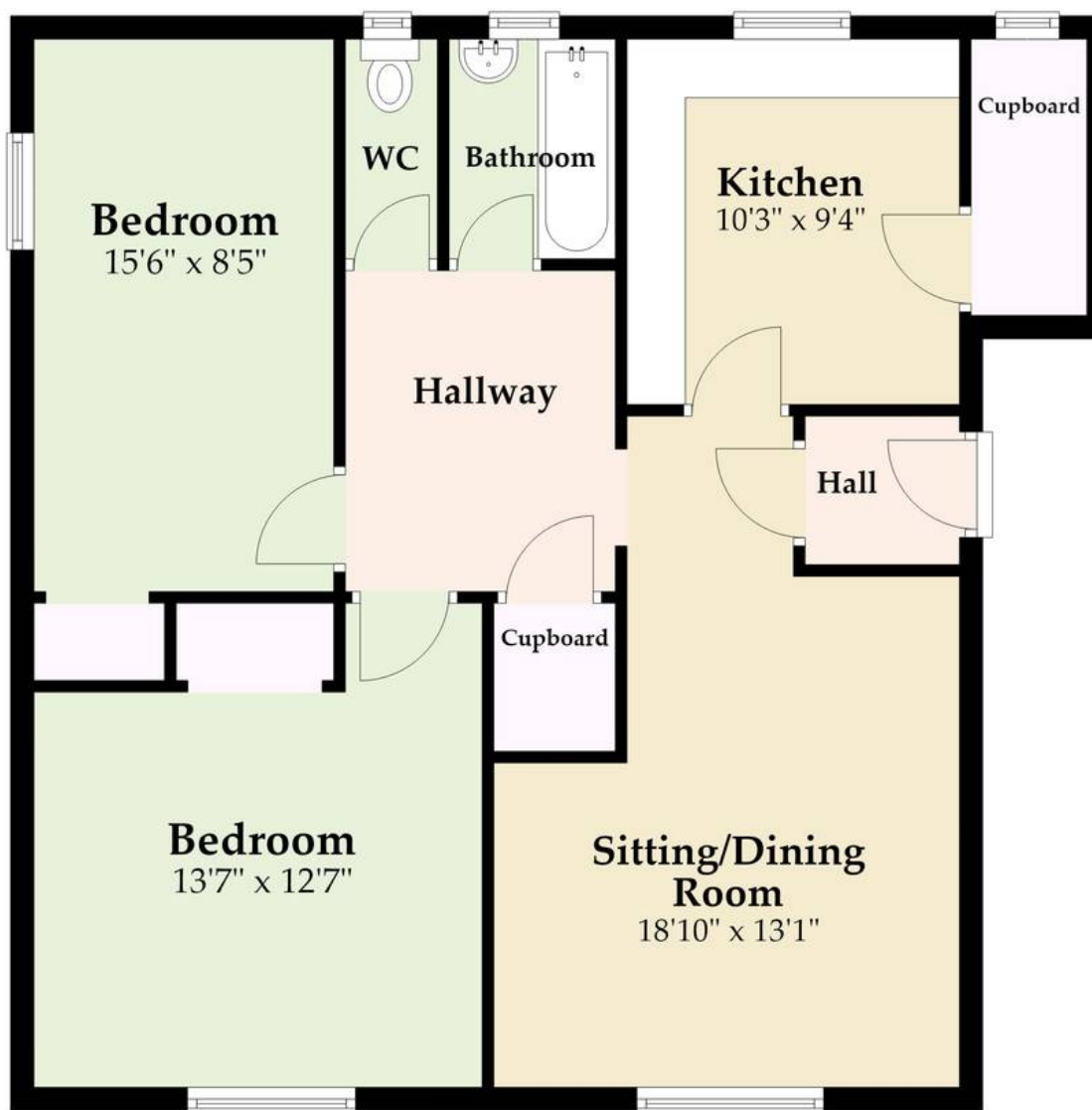
The property is connected to mains water, mains electricity, mains gas and mains drainage.



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Apartment

Approx. 791.0 sq. feet



Total area: approx. 791.0 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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norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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