



31 Rowan Court, Norwich

Minors & Brady



31 Rowan Court

Norwich

Peaceful retirement living with independence, convenience and a welcoming community atmosphere. Available with no onward chain, this well-presented first-floor apartment is exclusively for the over 55s and offers comfortable, low-maintenance living within a quiet and well-maintained development. Accessed via a communal entrance with both a staircase and stairlift, the property provides two generous bedrooms, a spacious lounge/dining room and practical accommodation throughout. Residents benefit from attractive communal gardens, allocated garage space and communal parking, all within a peaceful cul-de-sac setting. Combining privacy with the reassurance of a supportive community environment, this is an excellent opportunity for those seeking a relaxed and secure lifestyle.

- Agent's Note

This property will be sold leasehold with approximately 61 years remaining on the lease.

The property is offered on a 70% shared ownership basis, with the remaining 30% retained by Cotman Housing. An annual maintenance charge of £2,700 is payable, covering buildings insurance, water rates, Careline alarm service, communal stairlift maintenance, communal garden upkeep and a part-time caretaker.

Connected to mains water, electricity, gas and drainage.

Prospective purchasers should make their own enquiries regarding the shared ownership scheme and associated charges.



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The Location

Enjoying a peaceful setting on the edge of the city, this location offers the perfect balance of countryside surroundings and everyday convenience. Norwich city centre is easily accessible via regular bus routes, while excellent connections to the A47 and Northern Distributor Road make travelling across Norfolk straightforward and efficient.

Particularly appealing to those seeking a quieter pace of life, the area benefits from a strong sense of community and a wealth of nearby amenities. Within easy reach are local shops, a pharmacy, healthcare facilities and a doctor's surgery, ensuring daily essentials are always close at hand. A selection of cafés, traditional pubs and community spaces further enhance the area's welcoming atmosphere.

For shopping and leisure, Longwater Retail Park is just a short drive away, offering major retailers including Sainsbury's, Marks & Spencer, Boots, Starbucks and The Range. The highly regarded Norfolk Food Hall is also nearby, providing an excellent selection of local produce, artisan goods and dining options.

Outdoor enthusiasts are well catered for, with Marriott's Way providing miles of scenic walking, cycling and running routes through the Norfolk countryside. Nearby parks, rivers, woodland walks, fishing lakes and garden centres offer plenty of opportunities to enjoy the outdoors and embrace an active lifestyle.

The combination of excellent transport links, accessible amenities, healthcare services and beautiful green surroundings makes this a particularly desirable location for downsizers, retirees and those seeking a relaxed yet well-connected place to call home.



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A communal entrance welcomes residents and visitors alike, with access to the first floor provided by both a staircase and a stairlift for added convenience. Upon entering the apartment, a private hallway creates an inviting first impression and benefits from a useful storage cupboard, ideal for everyday essentials and household items.

At the heart of the home, the spacious lounge/dining room offers a bright and comfortable setting for both relaxation and entertaining. Generous proportions allow flexibility for separate seating and dining areas, creating a sociable and practical living space.

The kitchen is thoughtfully arranged to maximise functionality, providing ample storage and workspace for day-to-day cooking. Nearby, the bathroom serves the accommodation and is well positioned for both residents and guests.

Both bedrooms are well-proportioned doubles and benefit from built-in wardrobes, offering excellent storage whilst maintaining a sense of space. The versatile layout makes the property equally suitable for visiting family members, hobbies or a dedicated study area if required.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

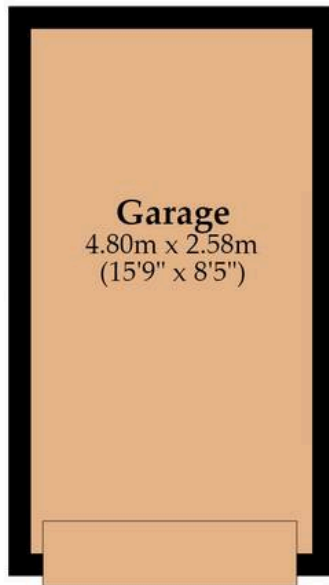
Externally, residents can enjoy attractive communal grounds that are carefully maintained, creating pleasant surroundings throughout the development. A particularly valuable feature is the inclusion of a single garage with an up-and-over door, alongside access to communal resident parking.



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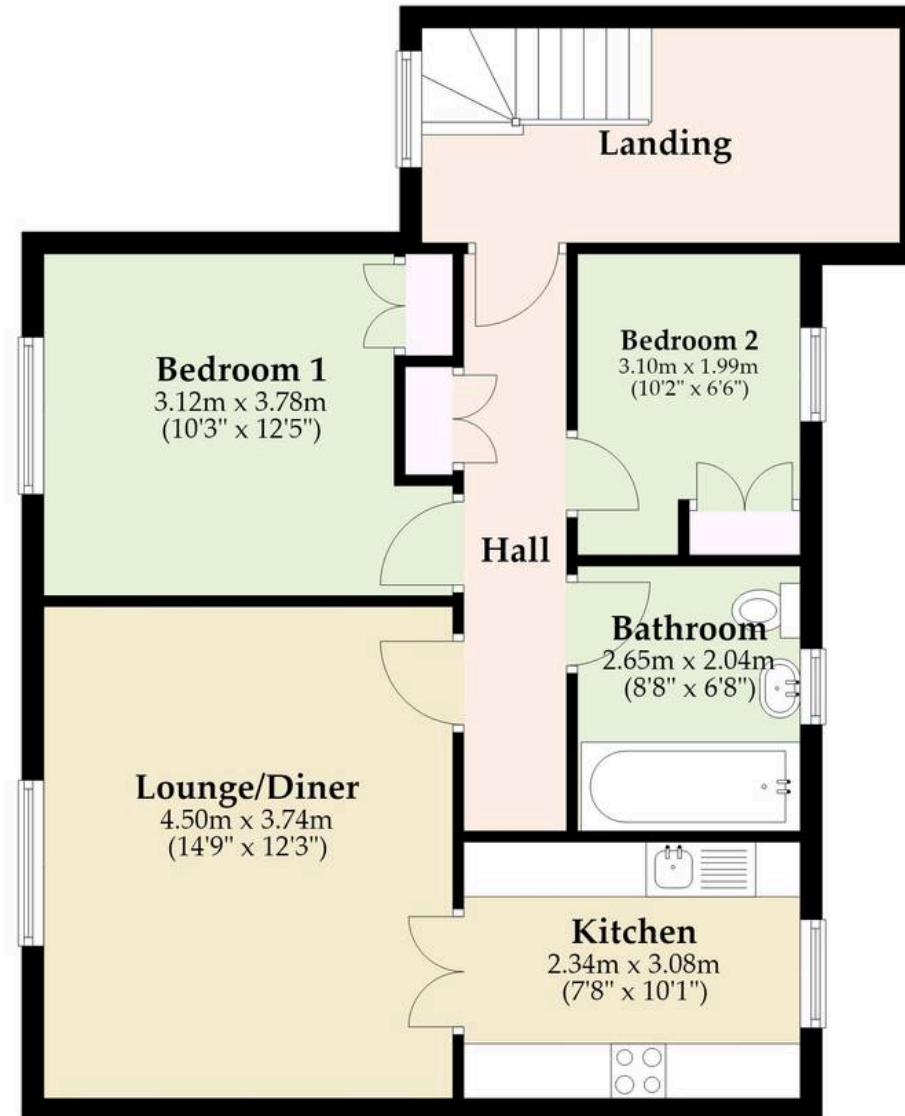
Garage

Approx. 12.4 sq. metres (133.3 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



Total area: approx. 74.2 sq. metres (799.2 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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