



4 Bourges Court, Sprowston

Minors & Brady



# 4 Bourges Court

## Sprowston, Norwich

Modern living, two double bedrooms and two parking spaces make this ground floor apartment a fantastic opportunity. Situated within a sought-after development, the property is ideal for first-time buyers, investors or those seeking a home of their own. The bright open-plan living space combines a contemporary tiled kitchen area with a comfortable carpeted lounge and Juliet balcony. Both bedrooms are doubles, with the principal benefitting from an en-suite, alongside a modern family bathroom. Further benefits include off-road parking for two vehicles and the remainder of the NHBC warranty for added peace of mind.

- Ground floor apartment within a modern and sought-after Sprowston development
- Two double bedrooms, including a principal bedroom with en-suite shower room
- Bright and spacious open-plan living accommodation
- Contemporary kitchen area with practical tiled flooring
- Comfortable carpeted lounge area with French doors to a Juliet balcony
- Modern family bathroom and useful storage space off the entrance hall
- Two allocated off-road parking spaces
- Agent's Note

This property will be sold leasehold with approximately 117 years remaining on the lease, based on a 125-year term commencing in 2018.

Ground rent: £250 per annum

Maintenance charge: £1,500 per annum (payable bi-annually at £750 per instalment)

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



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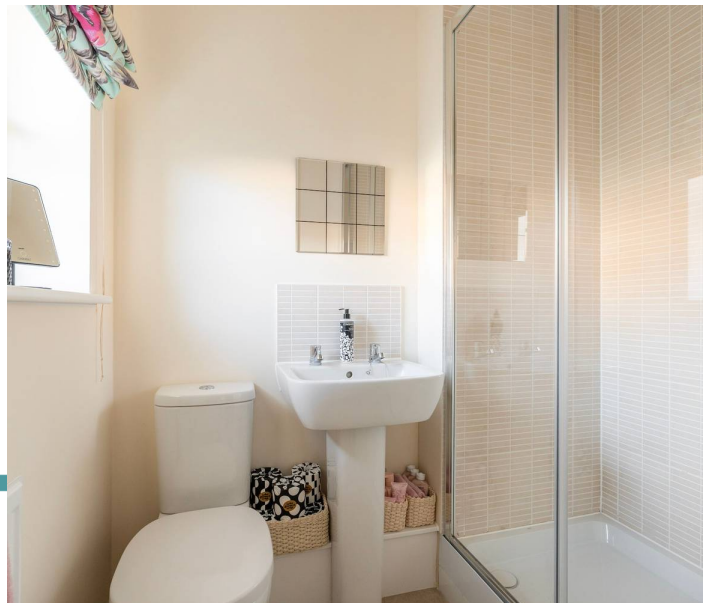
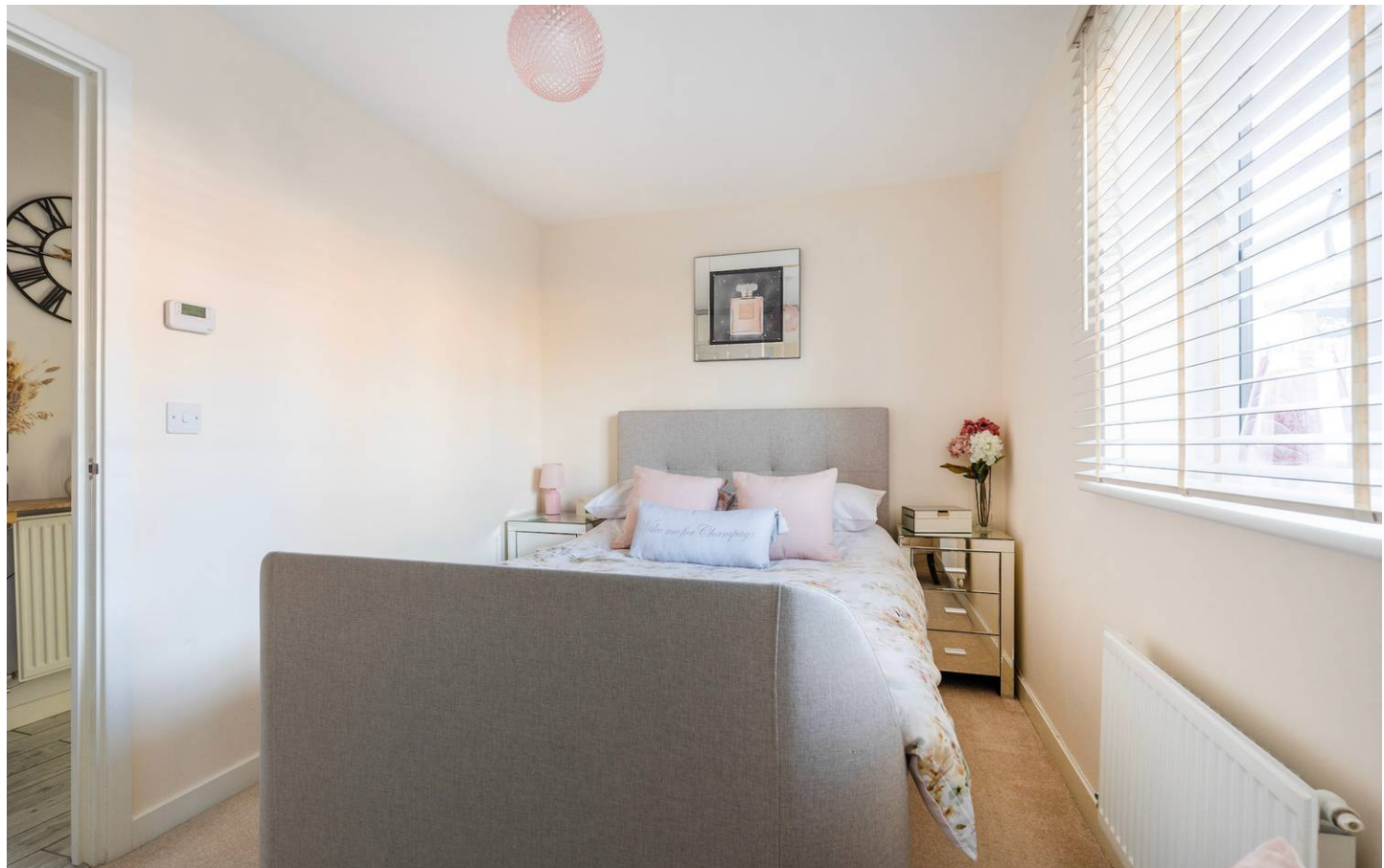
Sprowston, Norwich

## The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await, from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach. Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.

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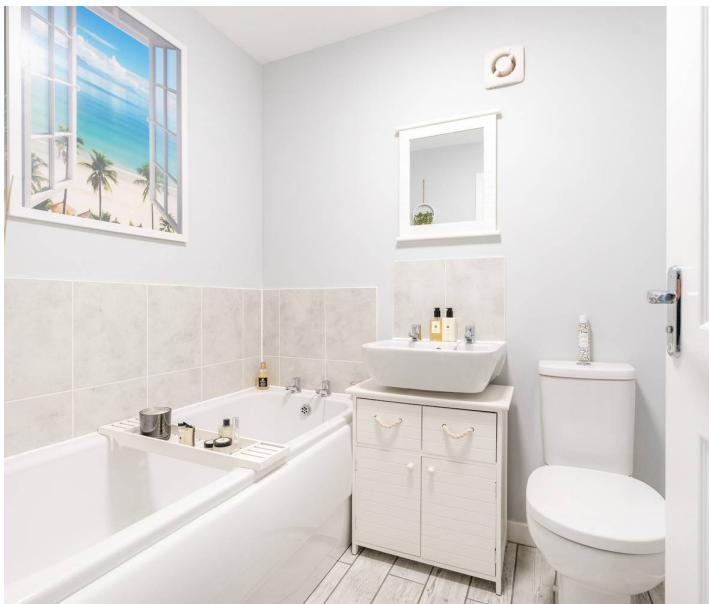
### Bourges Court, Sprowston

Situated within a modern and sought-after residential development, this well-presented ground floor apartment offers stylish, low-maintenance living and would make an ideal first-time purchase, investment opportunity or home for those looking to enjoy a space of their own. Benefitting from the remainder of the NHBC warranty, originally commencing in 2018, the property combines modern construction with everyday practicality.

The accommodation is centred around a bright and welcoming open-plan living space, creating a sociable environment for both relaxing and entertaining. The kitchen area is fitted with contemporary units and features tiled flooring for practicality, whilst the sitting area is finished with softer carpeting, helping to define the space and create a comfortable atmosphere. French doors open onto a Juliet balcony, allowing natural light to flood the room and enhancing the sense of space.

The apartment offers two genuine double bedrooms, with the principal bedroom further benefitting from an en-suite shower room. A modern family bathroom serves the remaining accommodation, while the entrance hall provides access to useful storage.

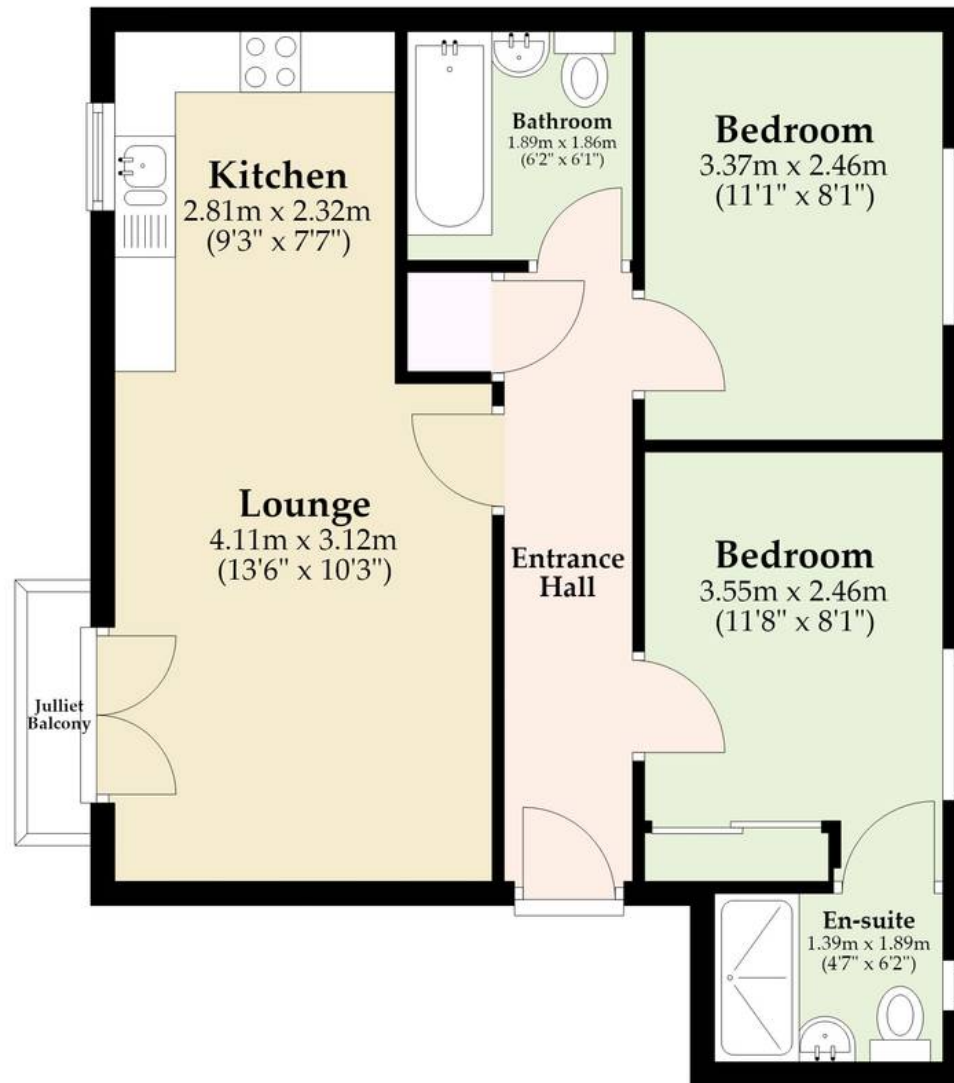
Externally, the property benefits from the valuable addition of off-road parking for two vehicles, a rare advantage for apartment living. Positioned within a popular modern development, residents can enjoy convenient access to local amenities, transport links and nearby green spaces.



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## Apartment

Approx. 50.8 sq. metres (546.9 sq. feet)  
(excluding Juliet Balcony)



Total area: approx. 50.8 sq. metres (546.9 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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