



31 Horns Lane, Norwich

Minors & Brady



31 Horns Lane

Norwich

City living made easy with space, storage and everything on your doorstep. This spacious ground floor apartment enjoys a highly convenient position within walking distance of Norwich city centre, making it an excellent choice for first-time buyers, professionals, downsizers and investors alike. Offering its own private entrance, the property features a generous living/dining room, a modern fitted kitchen and two comfortable double bedrooms with built-in wardrobes. Residents also benefit from access to communal gardens, a useful brick-built storage shed and permit parking availability, subject to the necessary arrangements. Conveniently positioned just off Ber Street, the apartment places an excellent range of cafés, restaurants, shops and everyday amenities within easy reach, with the city centre only a short walk away.

- Spacious ground floor apartment with its own private entrance, offering a greater sense of independence and convenience
- Two generous double bedrooms, both benefiting from built-in wardrobes and excellent storage solutions
- Bright and well-proportioned living/dining room, perfect for both everyday living and entertaining guests
- Modern fitted kitchen with ample cupboard space and practical workspace for day-to-day use
- Highly sought-after city location just off Ber Street and within walking distance of Norwich city centre
- Easy access to Chantry Place, John Lewis, Norwich Railway Station and a wealth of city amenities
- Communal gardens providing attractive outdoor space to enjoy without the maintenance responsibilities





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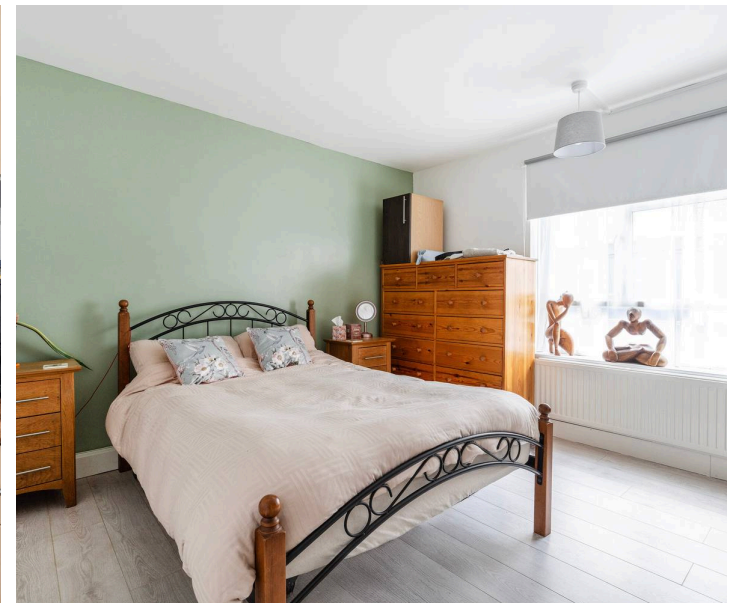
The Location

Situated just off Ber Street, this highly convenient city location places Norwich's vibrant centre within easy walking distance, making it ideal for those seeking a lifestyle where amenities, leisure facilities and transport connections are all close at hand.

Residents can enjoy an excellent selection of independent cafés, bars and restaurants nearby, including the ever-popular Ber Street Kitchen, while a wider variety of dining, nightlife and entertainment venues can be found throughout the city centre. Norwich's historic lanes, theatres, cinemas and cultural attractions are all easily accessible on foot, making it easy to enjoy everything the city has to offer.

Shopping is another major advantage of the area, with Chantry Place, John Lewis and an extensive range of independent and national retailers all within easy reach. Everyday essentials are equally well catered for, with supermarkets, convenience stores, healthcare facilities and other local services readily available nearby.

For football supporters, Carrow Road, home to Norwich City Football Club, is conveniently close by, while Norwich Railway Station is within walking distance and provides direct links to London, Cambridge and a range of other destinations. The area also benefits from excellent road connections, with straightforward access to the A47, making journeys across Norfolk and beyond both quick and convenient.



M&B



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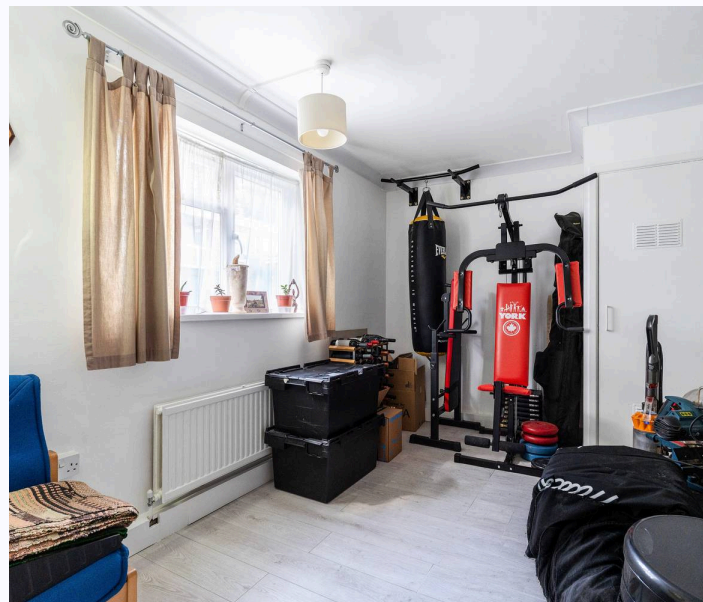
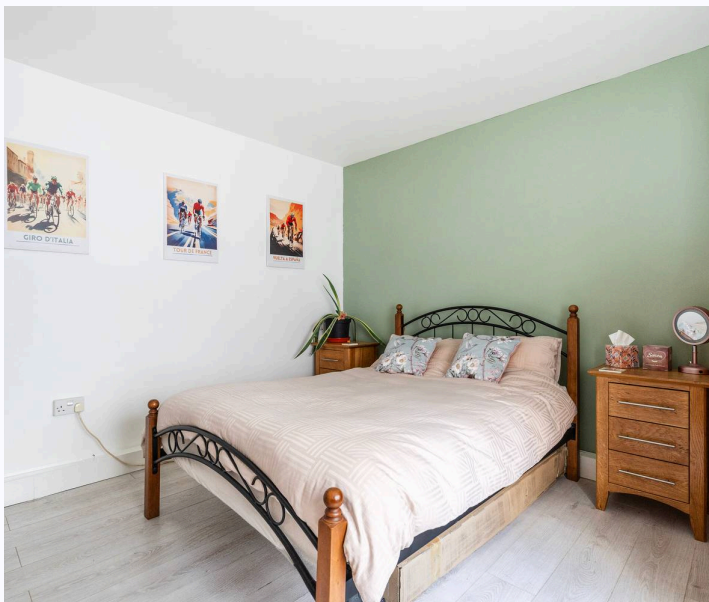
Horns Lane, Norwich

Situated within easy walking distance of Norwich city centre, this spacious ground floor apartment offers a fantastic opportunity for first-time buyers, professionals, downsizers and investors seeking well-proportioned accommodation in a highly convenient location. Benefiting from its own private porch entrance, the property combines practicality with comfortable modern living, all while being close to an excellent range of amenities, transport links and leisure facilities.

Upon entering, a private porch provides a useful area for coats, shoes and everyday storage before leading into the main accommodation. The generous living and dining room forms the heart of the home, offering ample space for both relaxing and entertaining. Large windows allow plenty of natural light to flow through the room, creating a bright and welcoming atmosphere.

Positioned adjacent to the living space, the modern fitted kitchen is thoughtfully arranged to maximise both storage and workspace. Well suited to everyday cooking, the kitchen complements the property's practical layout and provides everything required for modern living.

The apartment offers two well-proportioned double bedrooms, both benefiting from built-in wardrobes, providing excellent storage and helping to maximise floor space. The bedrooms are served by a contemporary bathroom, creating comfortable accommodation that is equally suited to owner-occupiers and tenants alike.



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Outside, residents can enjoy access to communal garden areas, offering a pleasant outdoor space to relax and unwind. The property also benefits from a useful brick-built storage shed, providing valuable additional storage for bicycles, tools or seasonal items. Parking permits may be available, subject to the relevant permissions and availability.

Agent's Note

This property will be sold leasehold with 89 years remaining on the lease.

Ground rent: £10 paid annually.

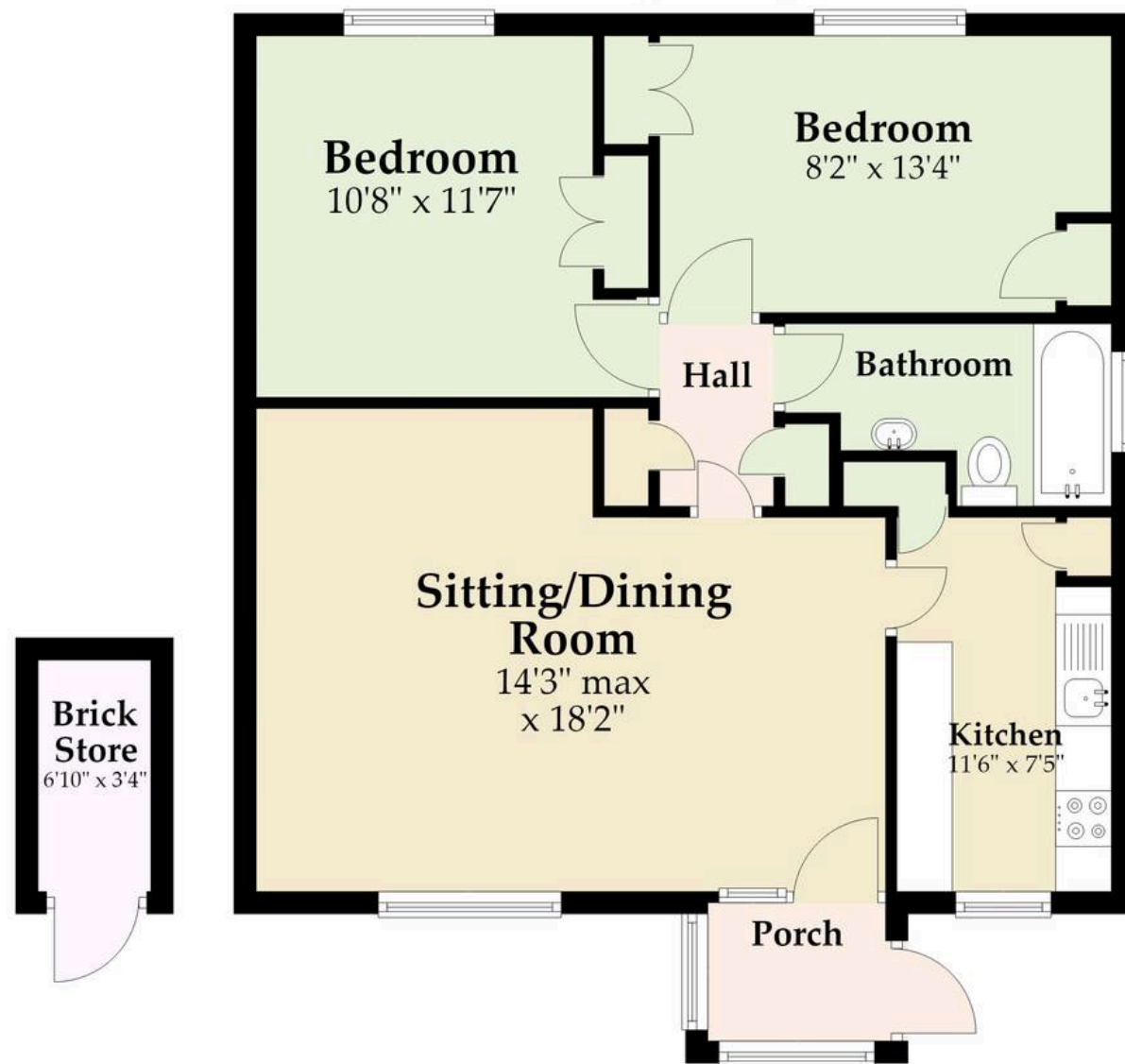
Maintenance: £250 paid annually.



M&B

Apartment

Approx. 826.3 sq. feet



Total area: approx. 826.3 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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