



69 Greyfriars Road, Norwich

Minors & Brady

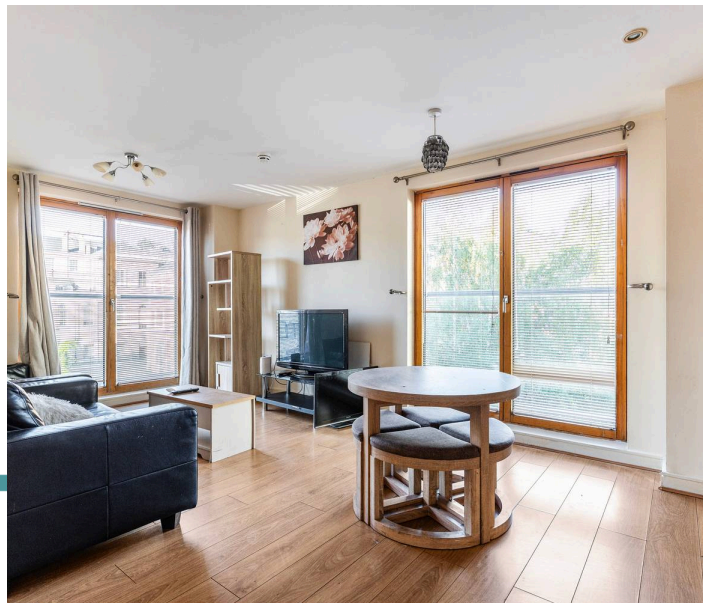


69 Greyfriars Road

Norwich

City centre living with parking, style and convenience. Situated within the sought-after Nu Central development, this well-presented two-bedroom third-floor apartment places the very best of Norwich right on your doorstep. The bright open-plan living space is designed for modern lifestyles, featuring a contemporary kitchen, ample room for dining and relaxing, and dual Juliet balconies that flood the apartment with natural light. Two comfortable double bedrooms, excellent storage and an allocated parking space further enhance its appeal, making it equally suited to professionals, first-time buyers and investors. Just moments from the railway station, Riverside and the city centre, this is a fantastic opportunity to enjoy a vibrant, low-maintenance lifestyle in one of Norwich's most convenient locations.

- Sought-after Nu Central development positioned in the heart of Norwich city centre, ideal for enjoying a vibrant urban lifestyle
- Well-presented third-floor apartment offering approximately 573 sq. ft. (stms) of modern and low-maintenance accommodation
- Bright and spacious open-plan lounge, dining and kitchen area extending to approximately 20ft in length
- Contemporary fitted kitchen with integrated appliances and ample space for both dining and entertaining
- Two well-proportioned double bedrooms, providing comfortable accommodation for owner-occupiers, professionals or tenants
- Dual Juliet balconies enhancing the main living space and allowing an abundance of natural light throughout
- One allocated parking space, a highly desirable feature within such a central city location





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The Location

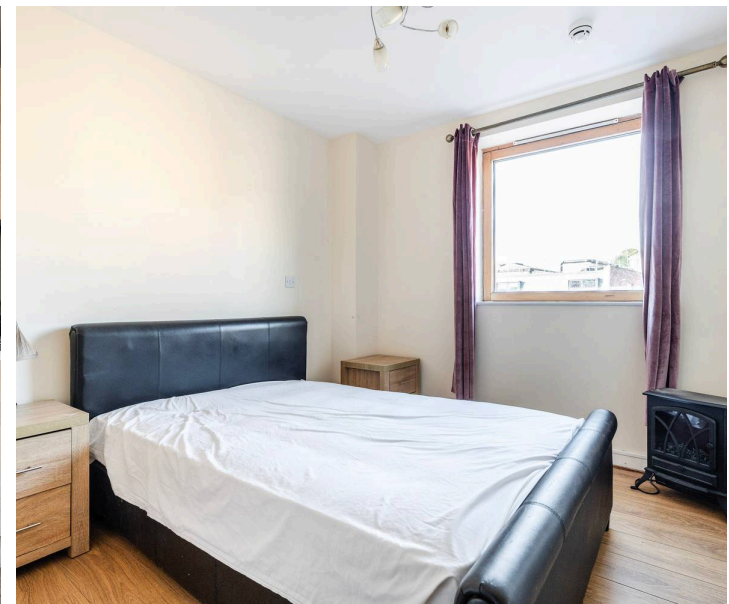
Situated on Greyfriars Road, just off Rose Lane and within easy walking distance of Norwich city centre, this location offers an excellent balance of convenience and city living. Norwich Railway Station can be reached within minutes on foot, providing regular services to London, Cambridge and destinations across East Anglia, making the area particularly attractive for commuters and those who travel frequently.

The surrounding area is exceptionally well served by a wide range of amenities. Riverside is close by, offering an extensive choice of restaurants, cafés, bars, leisure facilities and entertainment options, while the popular Rooftop Gardens provides a stylish destination for dining and socialising. For shopping, residents can enjoy easy access to Castle Quarter, Chantry Place and the city's historic retail streets, all within comfortable walking distance.

The location also benefits from proximity to some of Norwich's most notable landmarks and attractions. Carrow Road, home to Norwich City Football Club, is nearby, while the historic Cathedral Quarter, Tombland and Norwich Castle can all be readily explored on foot. The nearby River Wensum and riverside walks provide attractive outdoor spaces to enjoy, adding further appeal to this highly convenient city-centre setting.

Combining excellent transport links, a wealth of dining and entertainment options, vibrant city amenities and the ability to walk to many of Norwich's key destinations, Greyfriars Road offers an ideal base for enjoying everything the city has to offer.

M&B





69 Greyfriars Road

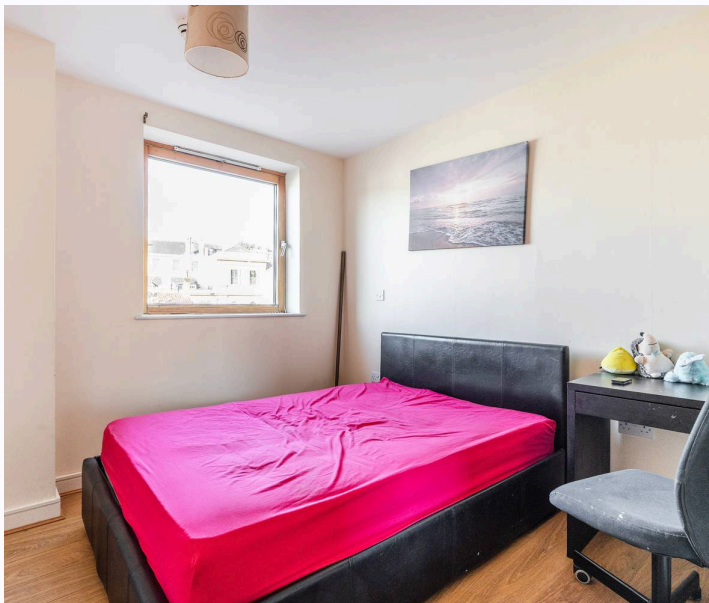
Norwich

Greyfriars Road, Norwich

Situated within the highly regarded Nu Central development, this well-presented two-bedroom third-floor apartment offers modern city living in a prime Norwich location. Perfectly positioned for easy access to the city centre, railway station and Riverside leisure district, the property presents an excellent opportunity for first-time buyers, professionals, investors or those seeking a convenient lock-up-and-leave home.

Accessed via a secure communal entrance, the apartment welcomes you into a spacious entrance hall providing useful storage cupboards and access to all principal rooms. The accommodation extends to approximately 573 sq. ft. (stms) and has been thoughtfully designed to maximise both natural light and practicality.

At the heart of the home is the impressive open-plan lounge and kitchen area, extending to approximately 20ft in length. This bright and sociable space provides ample room for both living and dining furniture, creating an ideal environment for relaxing, entertaining and everyday life. The kitchen is fitted with a range of contemporary units and integrated appliances, ensuring functionality without compromising on style. Dual Juliet balconies further enhance the room, allowing natural light to flood the space while adding an attractive architectural feature.



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Norwich

The apartment offers two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility for a variety of buyers. Whether utilised as sleeping accommodation, a guest room or a home office, the layout caters well to modern living requirements.

Serving the property is a well-appointed family bathroom, complete with a bath and overhead shower arrangement. Additional storage cupboards located within the hallway offer valuable practical space, helping to keep the apartment organised and clutter-free.

A significant benefit of this apartment is the inclusion of one allocated parking space, a valuable feature within such a central city location. Combined with secure communal facilities and a highly convenient setting, this greatly enhances the property's appeal.

Agent's Note

This property will be sold leasehold with approximately 230 years remaining on the lease.

Ground rent: £137.50, payable half yearly.

The above lease information has been provided by the vendor. Please note that further charges, restrictions or obligations may apply, and buyers are advised to verify all leasehold information with their legal representative during the conveyancing process. We are making further enquiries and will update the information where possible.

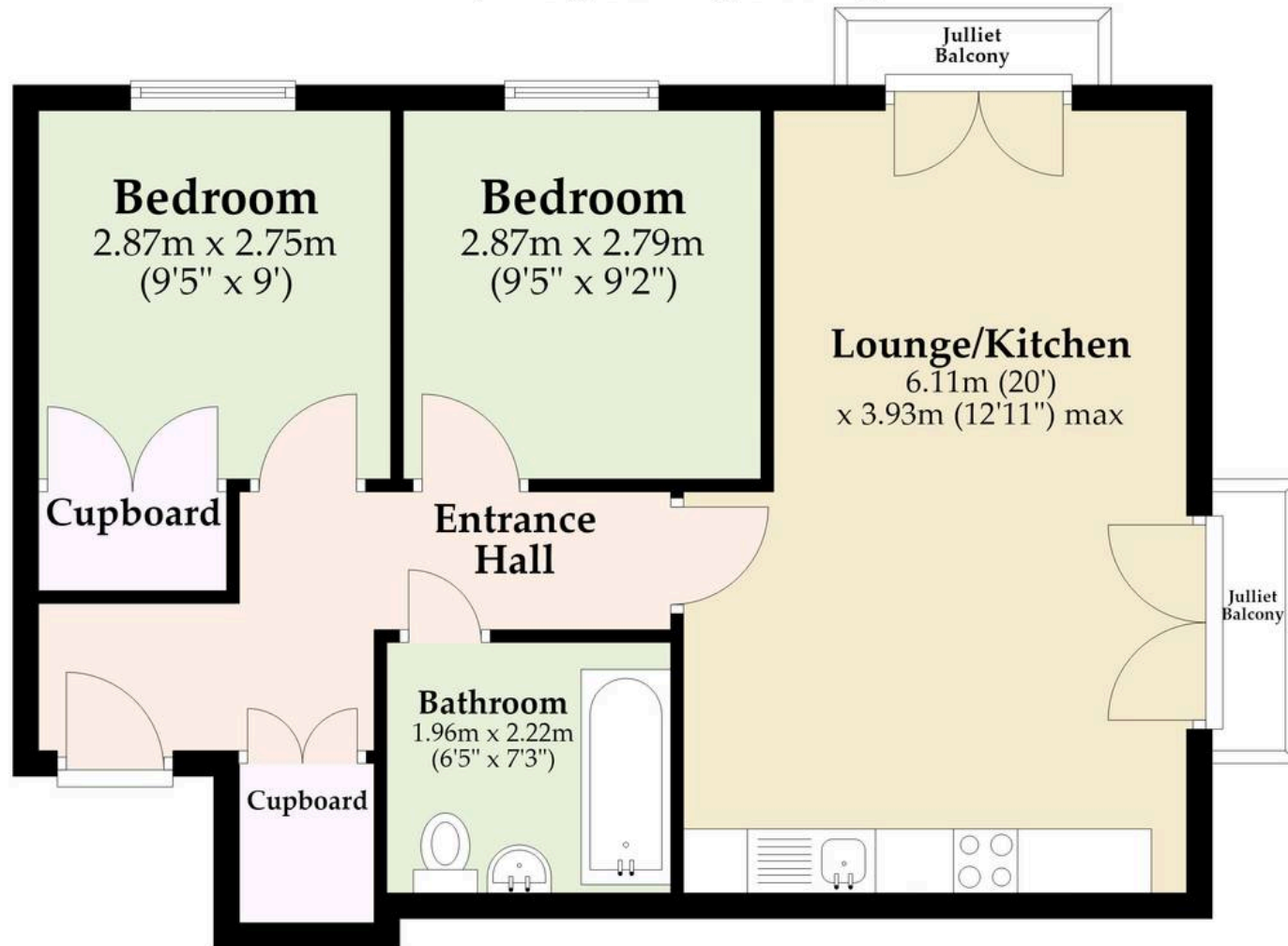
The property is connected to mains water, electricity and drainage.



M&B

Third Floor

Approx. 53.2 sq. metres (573.0 sq. feet)
(excluding Juliet Balcony, Juliet Balcony)



Total area: approx. 53.2 sq. metres (573.0 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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