



24 Baxter Court, Norwich

Minors & Brady

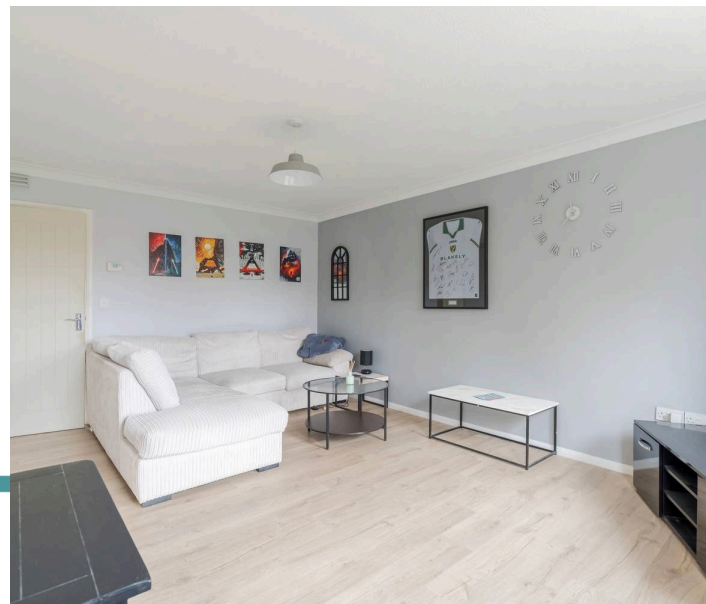


## 24 Baxter Court

### Norwich

Ready to enjoy from day one, this bright and spacious two-bedroom apartment offers a fantastic opportunity for those seeking a well-connected home with generous living space and no onward chain. Positioned within a quiet residential setting, yet with frequent bus services reaching the city centre every ten minutes, the property is perfectly suited to first-time buyers, professionals, downsizers and investors. Featuring a spacious living/dining room, separate fitted kitchen, private balcony, two double bedrooms and recently replaced windows, this pet-friendly apartment provides comfortable, low-maintenance living with excellent convenience for everyday life.

- Well-presented two-bedroom flat occupying a convenient and well-connected residential position
- Bright and spacious living/dining room providing a comfortable setting for everyday living and entertaining
- Separate fitted kitchen with direct access to a private balcony
- Two generously proportioned double bedrooms offering versatile accommodation
- Family bathroom complemented by a separate WC
- Private balcony creating an attractive extension of the living space
- Recently replaced windows enhancing comfort and presentation throughout
- Quiet, pet-friendly setting within easy reach of local amenities
- Frequent bus services providing convenient connections to the city centre approximately every ten minutes





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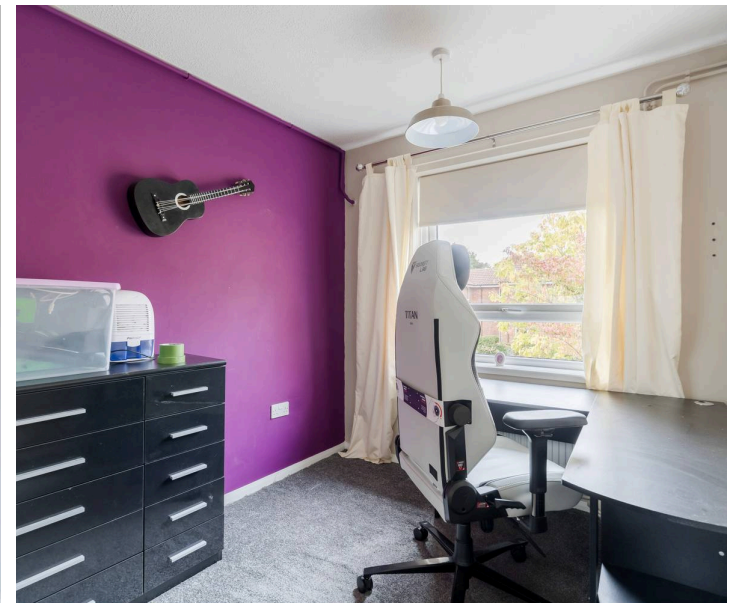
Norwich

Baxter Court is situated within a convenient and well-connected area of Norwich, offering easy access to a wide range of amenities, transport links and leisure facilities. As the county city of Norfolk, Norwich is renowned for its rich history, vibrant cultural scene and excellent selection of shopping, dining and recreational opportunities, making it a popular choice for a variety of buyers.

Residents benefit from an extensive range of nearby amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure centres. The city provides a diverse mix of retail, entertainment and cultural attractions, creating a lively and welcoming environment throughout the year.

The surrounding area offers excellent opportunities for outdoor recreation, with numerous parks, riverside walks and open green spaces within easy reach. Norwich is also well positioned for access to the Norfolk countryside and Broads National Park, providing further opportunities for walking, cycling and enjoying the outdoors.

For commuters, Baxter Court enjoys convenient access to Norwich's comprehensive road network, with routes connecting to the A47, A11 and A140. Norwich railway station offers regular services to London Liverpool Street, Cambridge and a range of regional destinations, while Norwich International Airport provides additional travel connections.



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Norwich

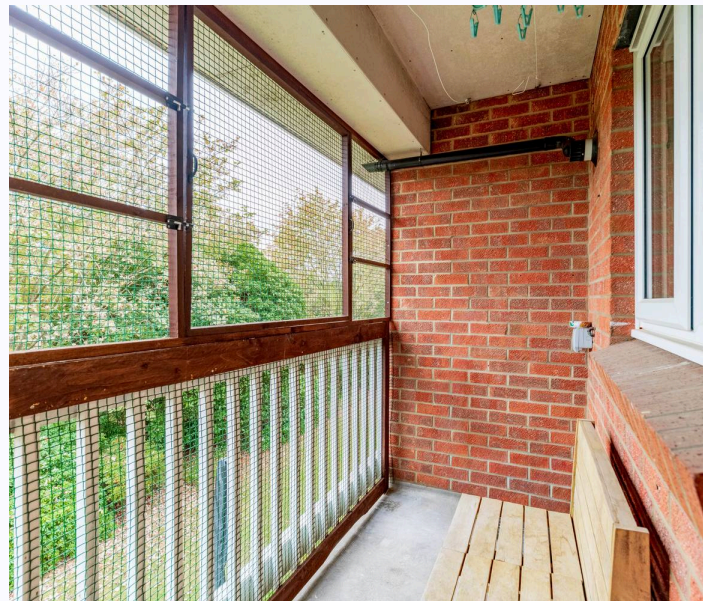
Occupying a desirable position within a quiet yet convenient residential setting, this spacious two-bedroom apartment offers well-proportioned accommodation, a private balcony and recently replaced windows, making it an excellent choice for first-time buyers, professionals, downsizers and investors.

A welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage, creating a practical first impression.

The spacious living/dining room forms the heart of the home, flooded with natural light and offering an excellent space for both everyday living and entertaining. Generous proportions allow ample room for dining and relaxing, creating a versatile environment suited to a variety of lifestyles.

The separate fitted kitchen is thoughtfully designed with a range of storage units and work surfaces, providing a functional space for meal preparation. From here, a door opens onto the private balcony, offering a pleasant outdoor seating area.

There are two well-sized double bedrooms, both offering comfortable accommodation and flexibility for a range of buyers. The principal bedroom provides ample space for freestanding furniture, while the second bedroom could equally serve as a guest room, children's bedroom or home office.



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Norwich

The family bathroom is fitted with a bath and shower over, while a separate WC adds further convenience for daily living.

Offered to the market with no onward chain, this bright and well-presented apartment presents a fantastic opportunity to acquire a comfortable home in a convenient location.

## Agents Note

This property will be sold leasehold, with 84 years left on the lease.

Ground rent: £60 p/a.

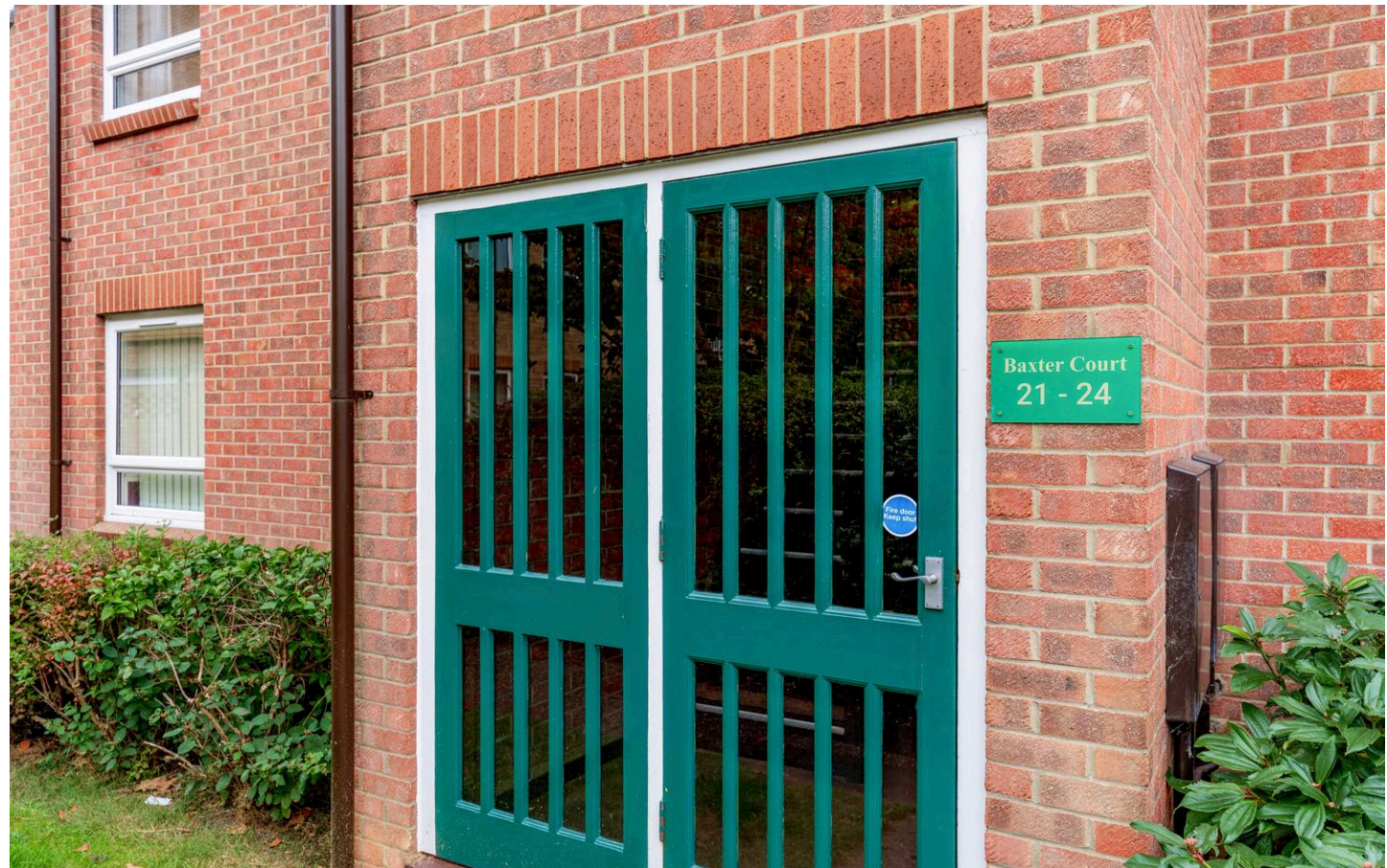
Service charge: £116 pcm.

Renewal for charges: June.

Connected to mains water, electricity, gas and drainage.

Please note: This property has shared access into the building.

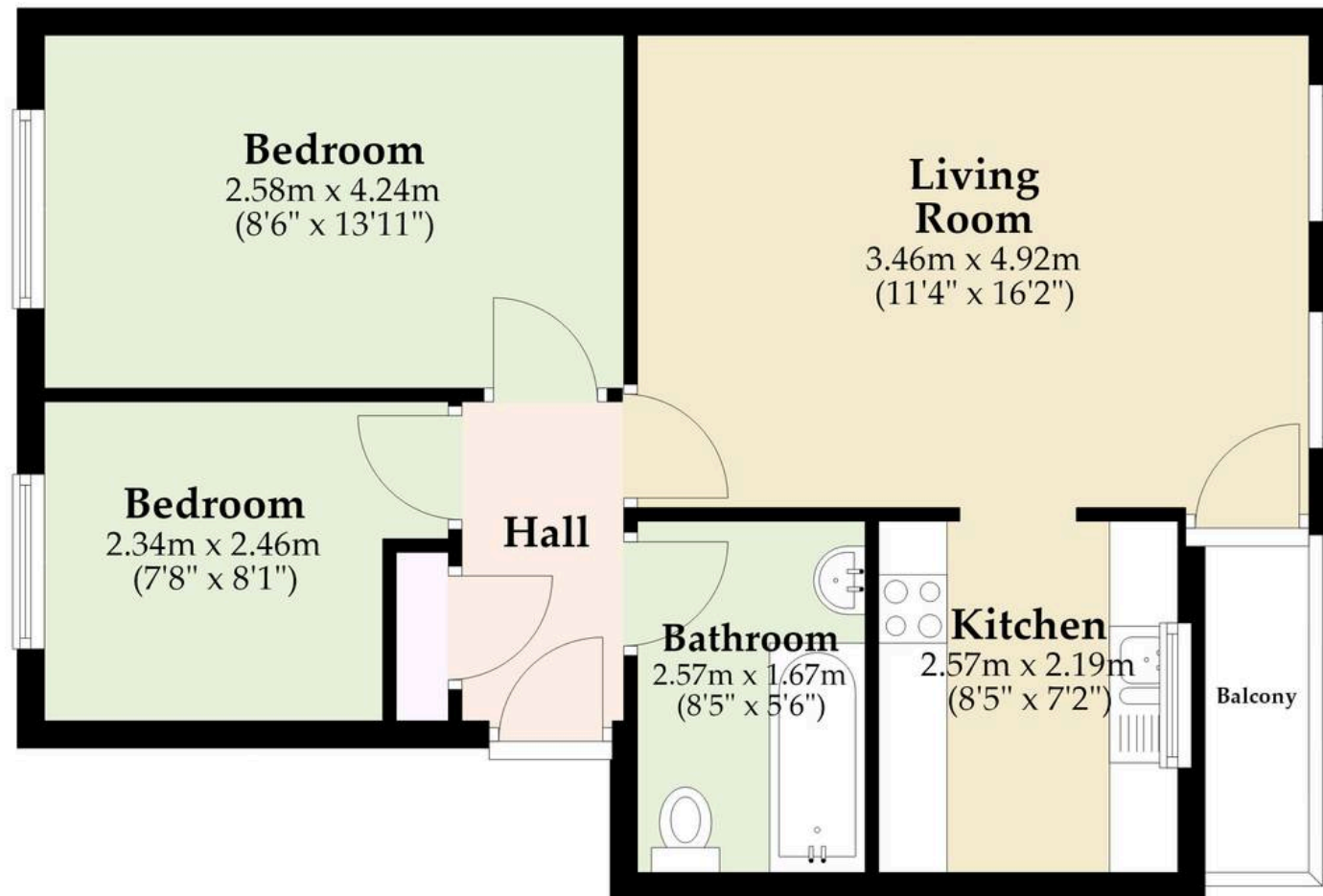
Communal car park (Minors & Brady are unable to verify the amount of spaces).



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## Flat

Approx. 48.0 sq. metres (516.3 sq. feet)  
(excluding Balcony)



Total area: approx. 48.0 sq. metres (516.3 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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# Minors & Brady

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