



24 Mandells Court, Norwich

Minors & Brady

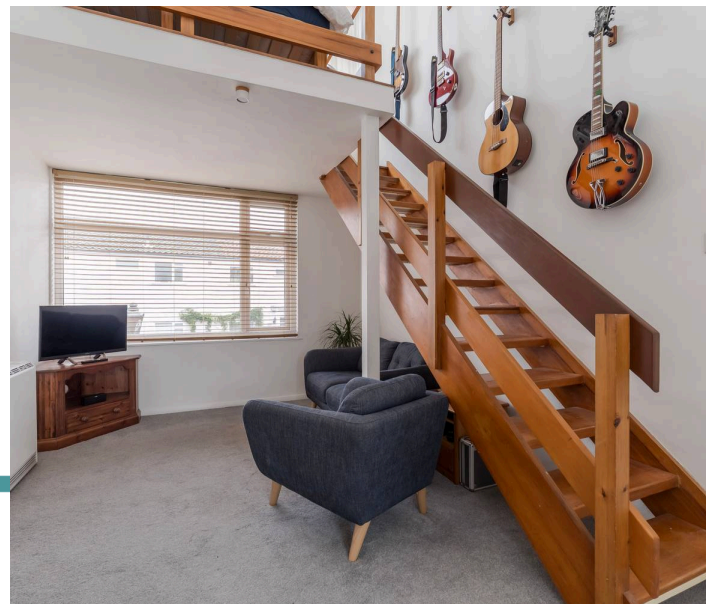


24 Mandells Court

Norwich

A stylish city-centre maisonette with a unique mezzanine bedroom, offering character, convenience and excellent investment appeal. Positioned within easy reach of an extensive range of shops, restaurants, leisure facilities and transport links, this first-floor maisonette is perfectly suited to modern urban living. The bright open-plan lounge and dining area creates a welcoming focal point, while the separate kitchen provides practical day-to-day functionality. A distinctive mezzanine bedroom adds character and makes clever use of the available space, enhancing the property's individuality. Benefitting from a long lease and a highly desirable central location, this maisonette represents an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance city base.

- First-floor maisonette positioned within the heart of Norwich city centre, offering exceptional convenience and a vibrant urban lifestyle
- Unique mezzanine bedroom creating a distinctive living environment while maximising the available accommodation and sense of space
- Bright and spacious open-plan lounge and dining area, ideal for both relaxing and entertaining in a comfortable setting
- Separate fitted kitchen providing ample storage, practical workspace and functionality for everyday cooking and meal preparation
- Well-appointed shower room designed with convenience and low-maintenance living in mind
- Characterful layout combining modern practicality with individual design features that set the property apart from more conventional apartments
- Long lease in place, making the property an attractive option for owner-occupiers and investors alike





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The Location

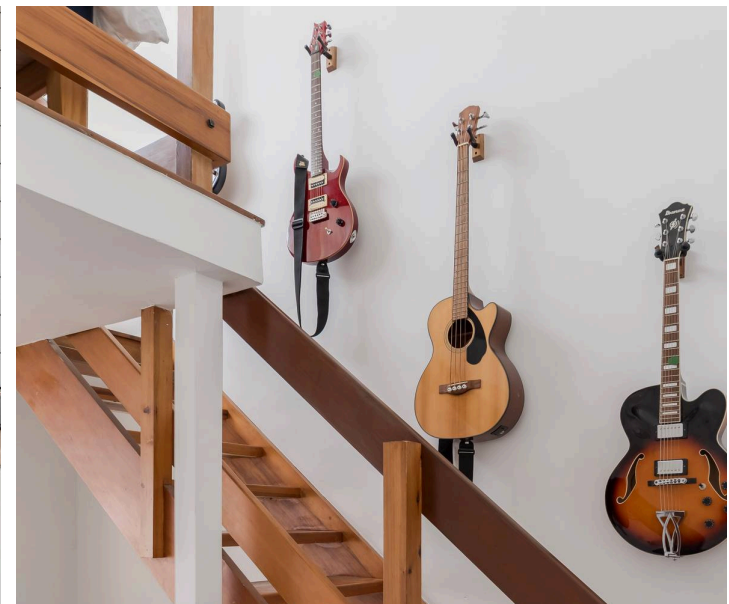
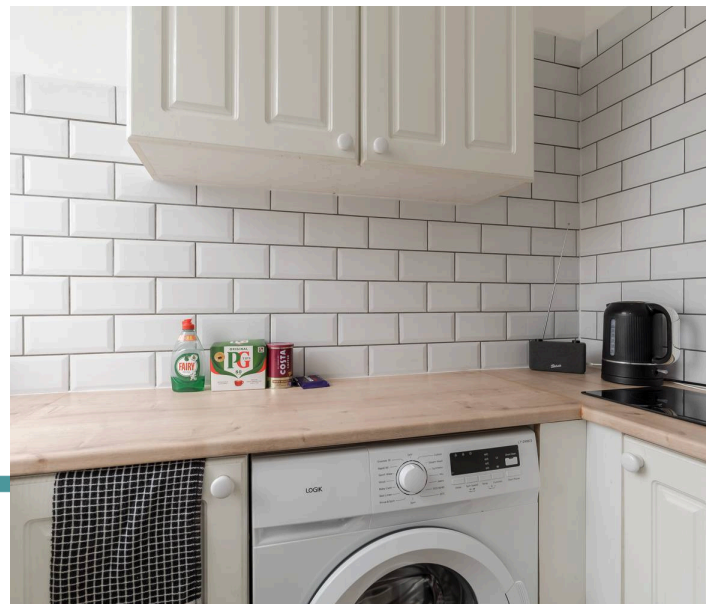
Mandells Court enjoys a tucked-away position in the very heart of Norwich city centre, combining the charm of a historic setting with the convenience of modern city living. Nestled amongst Norwich's characterful cobbled lanes and attractive period architecture, the development offers a surprisingly peaceful atmosphere while being just moments from the vibrant energy of the city.

Residents benefit from immediate access to an excellent array of amenities, with independent cafés, restaurants, boutiques and everyday services all within a short walk. The renowned Norwich Lanes, celebrated for their eclectic mix of independent retailers, artisan businesses and thriving food scene, are close by, while Chantry Place and Castle Quarter provide a wide selection of high-street shopping, leisure facilities and entertainment options.

Norwich itself is renowned for its rich heritage, cultural attractions and thriving social scene. Landmarks such as Norwich Cathedral, Norwich Castle and the city's historic market are all easily accessible, offering an exceptional blend of history, culture and modern convenience right on the doorstep.

The location is equally well placed for education and connectivity. A range of highly regarded schools, colleges and educational facilities are within easy reach, while the University of East Anglia is conveniently accessible via regular public transport links. Norwich Railway Station is within walking distance and provides direct services to London, Cambridge and other major destinations, making the city an attractive base for commuters and professionals alike.

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24 Mandells Court

Norwich

Mandells Court, Norwich

Positioned in a highly convenient city centre location, this characterful first-floor **maisonette** offers an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance property within easy reach of everything the city has to offer. With a distinctive mezzanine bedroom and a long lease in place, the property combines practicality with individuality, creating a home that stands out from more conventional layouts.

The accommodation is designed to make efficient use of the available space, with a welcoming entrance hall leading through to the main living area. The open-plan lounge and dining space provides a comfortable environment for everyday living, with natural light enhancing the room and creating an inviting atmosphere. Stairs rise from the living area to the mezzanine bedroom, adding character while helping to maximise the overall footprint of the home.

The kitchen is fitted with a range of storage units and work surfaces, providing a functional space for day-to-day cooking and meal preparation. Thoughtfully positioned away from the main living area, it offers practicality without compromising the open feel of the property.

The shower room is well-appointed and designed for convenience, featuring a clean and straightforward layout suited to modern living. Together with the well-proportioned living accommodation, it contributes to a home that is both manageable and comfortable.



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The mezzanine bedroom is a unique feature of the maisonette, providing a separate sleeping area that overlooks the accommodation below. This clever use of space helps create a sense of distinction between living and sleeping areas while contributing to the property's character and charm.

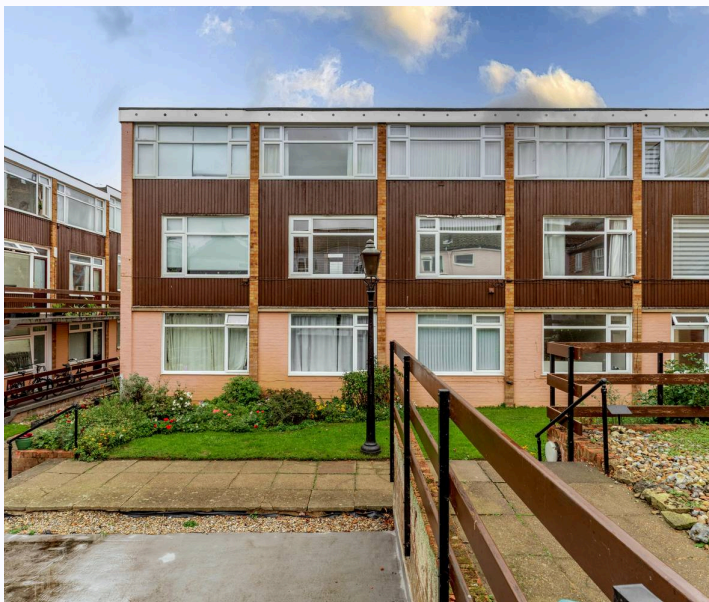
One of the property's strongest attributes is its enviable location. Situated within the heart of the city, a wide selection of shops, restaurants, cafés, leisure facilities and transport links are all within easy reach. Whether purchasing as a first home, city base or investment property, the convenience of the setting is likely to appeal to a broad range of buyers.

Agent's Note

This property will be sold leasehold with approximately 168 years remaining on the lease.

Maintenance Charge: £110 (frequency to be confirmed)
Ground Rent: TBC

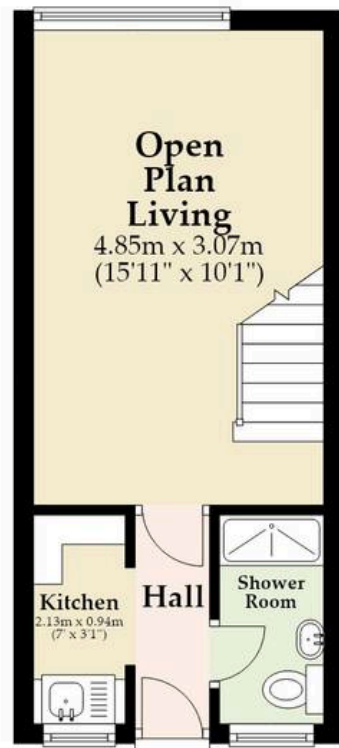
Please note that the above information has been provided by the vendor and should be verified by a purchaser's legal representative.



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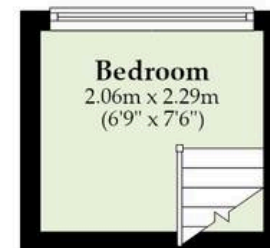
Ground Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



First Floor

Approx. 4.7 sq. metres (50.6 sq. feet)



Total area: approx. 26.2 sq. metres (282.4 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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Your home, our market



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