

8 Christopher Close, Norwich

Minors & Brady

8 Christopher Close

Norwich

A superb first-time purchase in a highly convenient south Norwich location. This spacious first-floor apartment offers well-balanced accommodation, featuring two generous bedrooms, a bright lounge/dining room and a separate fitted kitchen designed for practical everyday living. Benefiting from a recently replaced roof, the property provides peace of mind for prospective buyers while remaining ready to move straight into. The property also benefits from a garage and off-road parking, subject to the terms and extent of the leasehold title. Positioned close to Norwich city centre, local amenities, green spaces and excellent transport links, it combines comfort with convenience. With its appealing layout, established location and strong accessibility, this home is perfectly suited to first-time buyers, downsizers and investors alike.

- Spacious first-floor apartment positioned within a well-established and highly convenient south Norwich location
- Two generous double bedrooms offering comfortable and versatile accommodation
- Bright and spacious lounge/dining room, ideal for both everyday living and entertaining
- Well-equipped fitted kitchen with ample storage and workspace
- Bathroom complemented by a separate WC for added practicality
- Recently replaced roof, providing additional peace of mind for prospective purchasers
- Gas central heating and double glazing throughout
- Excellent access to Norwich city centre, Norwich Train Station and the A47 Southern Bypass
- Located close to local amenities, Sainsbury's supermarket, City College Norwich

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Situated within a well-established residential setting to the south of Norwich, this spacious first-floor apartment represents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a consistently popular location.

Well-presented throughout and benefiting from a recently replaced roof, the property offers comfortable accommodation ready to enjoy from the outset.

The accommodation is accessed via a private entrance and opens into a welcoming hallway, leading through to a generous lounge and dining space filled with natural light. The separate kitchen is fitted with a range of storage units and ample work surfaces, providing a practical environment for everyday cooking and meal preparation.

There are two well-proportioned bedrooms, both offering versatile accommodation suitable for a variety of lifestyles, whether as sleeping quarters, guest space or a dedicated work-from-home room. The property is further enhanced by a bathroom and separate WC, adding convenience and practicality to daily living.

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Positioned within easy reach of Norwich city centre, local amenities, public transport links and a variety of leisure facilities, this home enjoys a highly convenient location while retaining a quieter residential feel.

Combining generous room sizes, a recently renewed roof and excellent accessibility, this is a fantastic first purchase with plenty to offer buyers looking to step onto the property ladder.

Agent's Note

The ground rent is £120 per annum, and the service charge is £577 every six months.

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

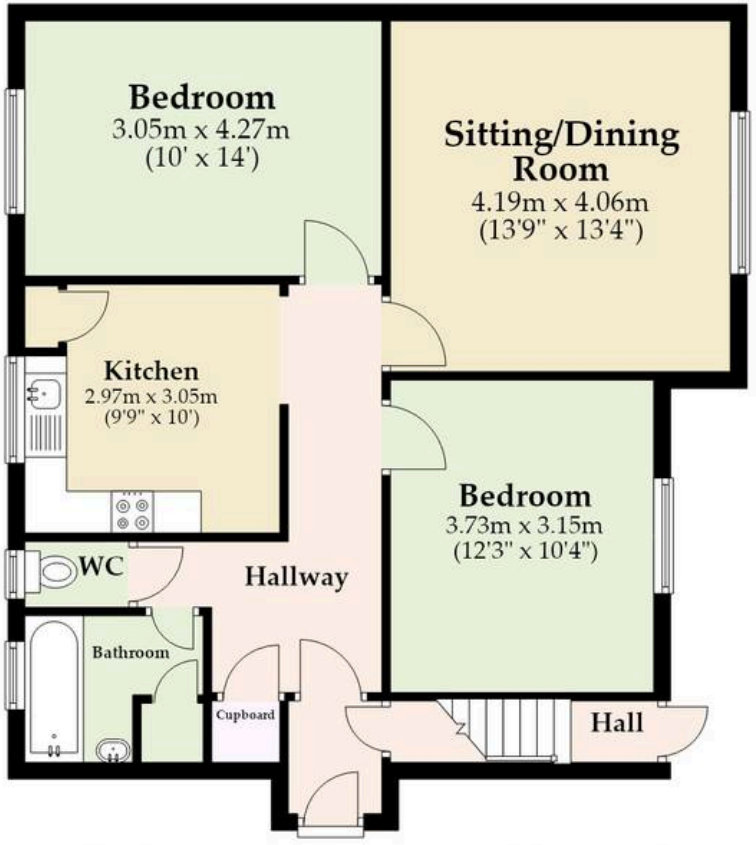
The property is held leasehold with approximately 76 years remaining on the lease term. The title includes the flat known as 8 Christopher Close together with the benefit of a separate leasehold garage (Garage 5 Christopher Close).

Buyers are advised to verify the exact extent of the demise and associated rights via their solicitor. Ground rent is payable on both the flat and garage leases.

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Maisonette

Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 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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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market

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