

Flat 4, Francis Court 73-75 Earlham Road, Norwich

Norwich

Minors & Brady

Flat 4

Francis Court 73-75 Earlham Road, Norwich

This superbly renovated first-floor apartment delivers standout style and effortless modern living in Norwich's coveted Golden Triangle. Thoughtfully updated throughout, it blends contemporary comfort with subtle period charm. A bright and spacious open-plan living/dining area creates an inviting hub for everyday life and entertaining. The newly fitted kitchen enhances practicality with quality finishes and direct access to a private balcony. Two well-proportioned double bedrooms offer calm, versatile spaces. The beautifully finished bathroom provides a luxurious space with both a roll-top bath and separate shower. Ample storage and a generous entrance hall add to the home's convenience. Offered chain free, it presents a rare turnkey opportunity moments from the city.

- Fully renovated first-floor apartment in the sought-after Golden Triangle
- Bright open-plan living and dining space with feature fireplace
- Newly fitted kitchen with oak worktops and integrated appliances
- Private balcony with access to garages below
- Two spacious double bedrooms with neutral décor
- Luxury bathroom with roll-top bath and separate shower
- Generous entrance hallway with excellent built-in storage
- Private single garage included
- Allocated parking space directly in front of the garage
- Chain-free purchase for a smooth, stress-free move

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The Location

Ideally positioned in Norwich's desirable location, Francis Court, NR2, offers a fantastic combination of city living and convenience. Just a short walk from both the city centre and Tesco, residents can enjoy easy access to a wide range of shops, restaurants, cafés, and cultural attractions.

The area is well-known for its charming local eateries, including Take Thai and The Black Horse, while Grapes Hill leads seamlessly up to Chantry Place, giving residents everything the city has to offer right on their doorstep.

The location is particularly well connected, making commuting and travel straightforward. Heading out of the city towards the A47 is simple, while Dereham Road provides direct access to Longwater Retail Park and Sweetbriar, offering closer options for shopping at M&S, DIY and other high-street favourites.

Regular bus services further enhance connectivity, including routes into the city centre and beyond. With its mix of vibrant city amenities, convenient transport links, and proximity to essential services, Francis Court provides a well-rounded, practical, and lively lifestyle.

Agents Note

Sold Leasehold

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Connected to all mains services.

Maintenance: £25 (paid annually)

Ground Rent: £2,000 (paid annually)

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Francis Court, Earlham Road

Positioned on the first floor of a well-maintained development in Norwich's ever-popular Golden Triangle, this beautifully renovated apartment offers a stylish and ready-to-move-into home just moments from the city. Thoughtfully updated from top to bottom, it provides an appealing blend of contemporary comfort and classic charm, all available with no onward chain for a smooth and uncomplicated purchase.

A generous entrance hallway sets the tone, offering excellent built-in storage and opening into a wonderfully bright open-plan living and dining space. Wide windows draw in natural light throughout the day, while a decorative feature fireplace introduces warmth and personality to the room. The layout feels inviting and sociable, ideal for relaxed evenings in or hosting friends.

The newly installed kitchen has been designed with both quality and practicality in mind. Oak worktops, integrated appliances and clean modern finishes create a smart, functional workspace. A door leads directly onto a private balcony, providing an additional access point to the garages below and a pleasant spot for fresh air.

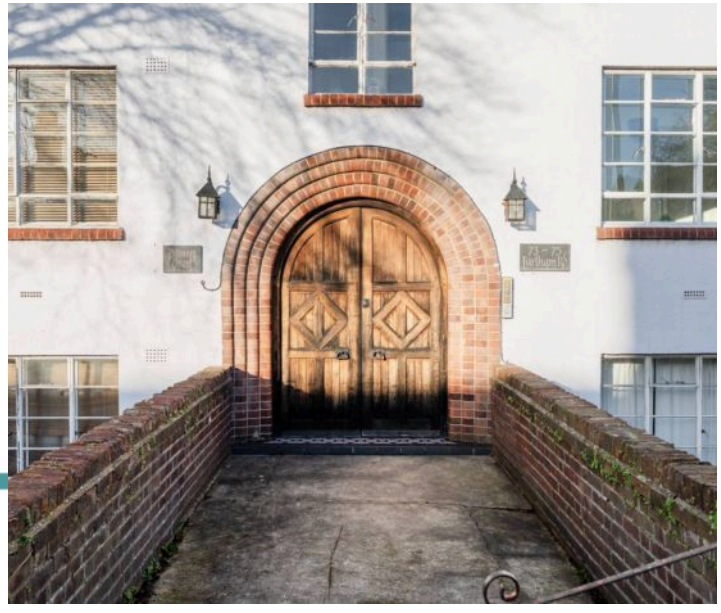
Both bedrooms are comfortably proportioned doubles, each with good natural light and a calm, neutral décor that will suit a range of tastes and furnishings. The bathroom is a particular highlight: finished to a high standard with a freestanding roll-top bath, separate shower, vanity basin and modern tiling, it feels every inch a relaxing retreat.

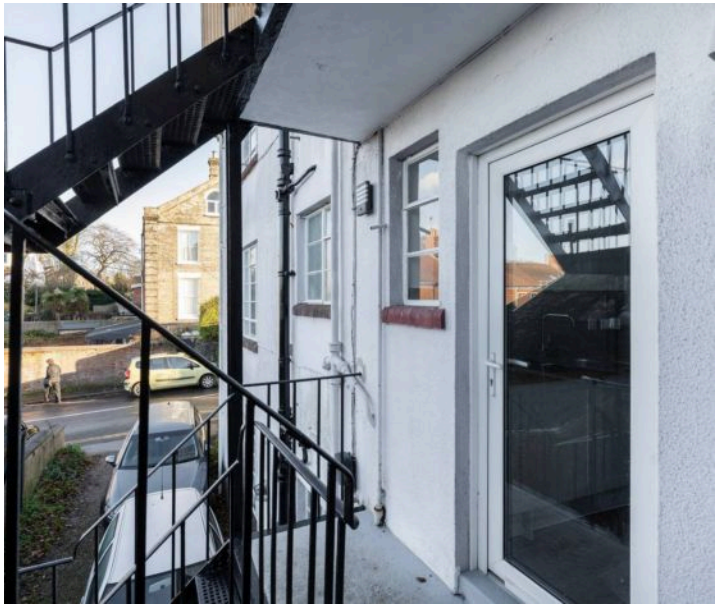
Externally, the property benefits from a private single garage along with an allocated parking space directly in front, rare advantage in this part of the city.

A superb, fully refurbished home in a prime setting, offered chain free and ready for its next owner to enjoy.

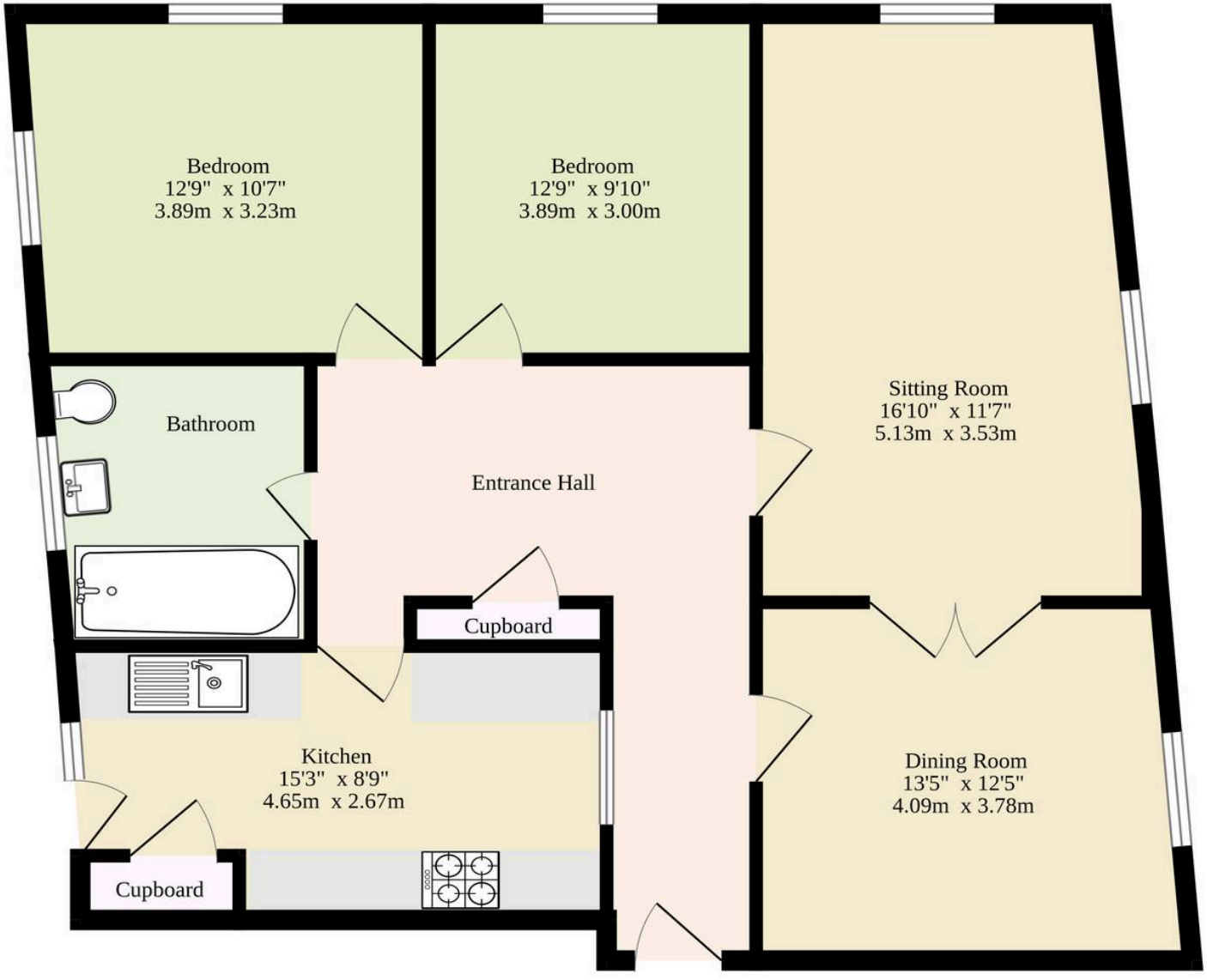
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889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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.
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Dreaming of this home?
Let's make it a *reality*



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Meet *Tristan*
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Your home, our market

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