

propertyladder



Bodmin Court, Plumstead Road East, NR7

A Two Bedroom First Floor Flat - NO ONWARD CHAIN!

GUIDE PRICE £175,000 LEASEHOLD 105 Years



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

LIGHT AND AIRY LIVING WITH RARE PERKS!

This bright and airy two bedroom first floor flat offers well proportioned accommodation, a modern finish throughout, and the rare benefit of a communal outside area that has been enjoyed exclusively by successive owners of this home. The property features a refitted kitchen, a contemporary bathroom, and a spacious lounge/diner, creating an inviting and comfortable living space.

With two residents' parking permits, a long lease of 125 years from 2005, and service charges of £343 per quarter, the flat is both practical and appealing for homeowners and investors alike. Offered with no onward chain, it presents an excellent opportunity for a smooth and straightforward purchase.



“ a spacious lounge/diner, creating an inviting and comfortable living space ”



Overview

- Two-Bedroom First-Floor Flat
- Bright And Airy Throughout
- Spacious Lounge/Diner
- Refitted Modern Kitchen
- Contemporary Bathroom
- Use Of Sunny Rooftop Terraced Garden
- Two Permits For Residents Parking
- No Onward Chain
- 104 Years Left On The Lease
- Service Charges £343.98 Per Quarter



Location

Bodmin Court is set in a convenient part of Thorpe St Andrew, close to the Plumstead Road East and Sir Williams Lane. The area offers easy access to local shops, takeaways, cafés and everyday amenities, with regular bus services providing quick links into Norwich city centre and the train station.

Thorpe St Andrew, just to the east, is a popular suburb with a village feel, good schools, supermarkets and regular buses into the city. Its riverside pubs, green spaces and easy access to the Broadland area make it a highly desirable place to live, combining convenience with a relaxed suburban lifestyle.



Outside

Communal rooftop terrace garden that has been used exclusively by successive owners of this flat for many years.

616 sq.ft. (57.2 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: A

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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