

# propertyladder



## Christchurch Road, Norwich, NR2

Light-Filled Second Floor Apartment In The Heart Of Norwich's Golden Triangle!

**OFFERS OVER £170,000 LEASEHOLD 133 Years**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A RARE GEM IN THE GOLDEN TRIANGLE!

Positioned in the heart of Norwich's highly sought-after Golden Triangle, just moments from the vibrant Unthank Road, this bright and well-presented second floor apartment offers stylish, low-maintenance living in a prime location.

The property is filled with natural light and features a spacious open-plan living/dining room, seamlessly connected to a well-appointed kitchen-creating a sociable and practical living space. The double bedroom is comfortable and well-proportioned, while the bathroom is fitted with a clean, modern white suite.

The apartment has been maintained in neutral décor throughout, allowing buyers to move straight in, and also benefits from a modern boiler for added efficiency and peace of mind.



*“ with its own garage-an increasingly rare feature in this location ”*



## Overview

- Prime Golden Triangle Location
- Second Floor Apartment With Excellent Natural Light
- Spacious Open-Plan Living/Dining Room
- Well-Appointed Fitted Kitchen
- Double Bedroom
- Bathroom With Modern White Suite
- Neutral Décor Throughout
- Modern Boiler
- Private Garage
- Share Of Freehold With Well-Kept Communal Gardens





## Location

Christchurch Road is superbly located within Norwich's ever-popular Golden Triangle, just off Unthank Road-renowned for its array of independent shops, cafés, bars and restaurants. The area offers a vibrant community feel while being within easy reach of Norwich city centre, with its extensive retail, cultural and leisure amenities. Excellent public transport links and nearby green spaces further enhance the appeal, making this an ideal setting for professionals, first-time buyers and investors alike.

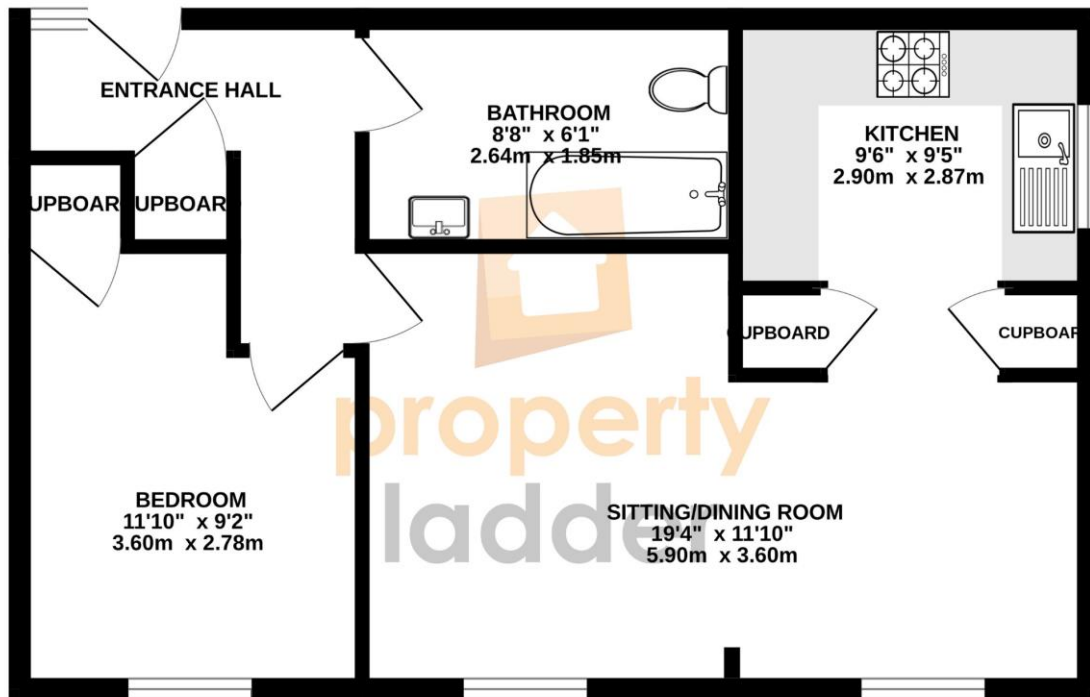


## Outside

Outside, the property continues to impress with its own garage-an increasingly rare feature in this location-along with a bin store and access to well-tended, mature communal gardens, providing a pleasant outdoor environment.

A particular highlight is the tenure, with all 9 apartments in the block owning a share of the freehold. This offers greater control over maintenance and costs, making it an attractive long-term proposition for both homeowners and investors alike.

**GROUND FLOOR**  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: NORWICH CITY 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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