



7 Fountain Court, Ipswich Road  
, Norwich, NR1 2QA  
Asking Price £160,000

A well-presented one-bedroom ground floor apartment in the sought-after NR1 area of South City, offered with no onward chain, a 148-year lease, and the rare benefit of a private garage and new boiler. Ideally located within walking distance of Norwich city centre, this property offers comfortable, low-maintenance living with excellent transport links and local amenities close by.

- 148-year lease remaining
- No onward chain
- Ground floor with private entrance
- Spacious double bedroom
- Modern fitted kitchen
- Gas central heating & double glazing
- Private garage & outdoor storage
- Prime NR1 location



Ground Floor Apartment with Garage in Prime NR1 Location – No Onward Chain

Situated in the highly sought-after NR1 area of South of the city, this well-presented ground floor apartment comes with a long 148-year lease, a private garage, and is offered with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors looking for a straightforward purchase.

The property benefits from a private entrance via the kitchen, offering a sense of independence, along with a second entrance through the communal lobby. Inside, the layout is both practical and inviting, featuring a modern fitted kitchen equipped with a ceramic hob and integrated dishwasher, as well as space for a freestanding fridge freezer and washing machine. Ample storage is provided by three built-in full-length cupboards, making the most of the available space and adding to the apartment's everyday convenience.

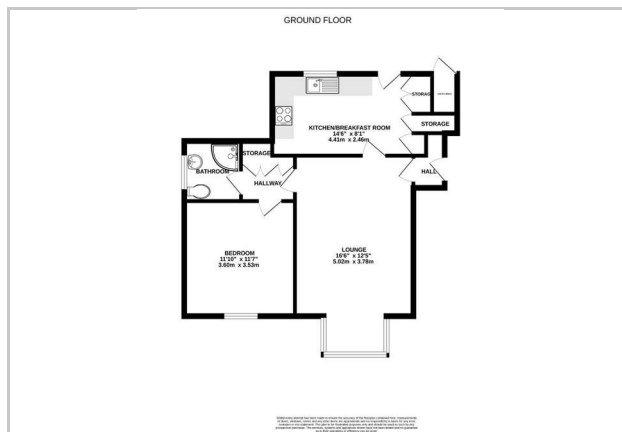
The spacious lounge/dining room provides a comfortable setting for both relaxation and entertaining, while an inner hallway provides storage and access to a shower room and a generously sized double bedroom.

Additional features include gas central heating with a newly installed boiler, double glazing, and gated access to the rear for added security and privacy. Outside, the apartment benefits from access to communal garden areas, a useful external storage cupboard, and a private garage offering secure parking or extra storage space.

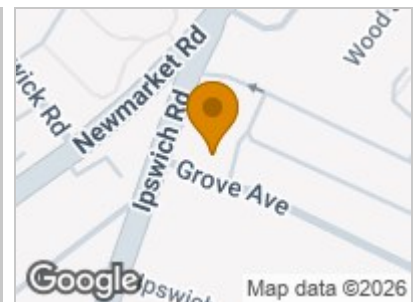
Service charge and ground rent are £783 paid biannually, providing well-maintained communal areas and peace of mind for residents.

Perfectly positioned within walking distance of Norwich city centre, the property enjoys easy access to a wide range of amenities including shops, restaurants, bars, and entertainment venues. Local pubs, schools, Norwich City College, and a convenient parade of shops on Grove Road are all nearby. Excellent transport links, including the A47, make this a superb spot for commuters.

A fantastic opportunity to secure a smart, chain-free home in one of Norwich's most desirable locations.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 70      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |

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