

LEASEHOLD

Apartment

# PARK LANE GOLDEN TRIANGLE NORWICH NR2 3EF

Best Offers Around

£115,000

## FEATURES

- First Floor Apartment
- Sitting/Dining Room
- Bathroom
- Garage
- Short Lease 44yrs
- One Bedroom
- Kitchen
- Storage Heaters
- Communal Garden
- Cash Buyers



# 1 Bedroom Apartment located in Norwich

Welcome to the highly sought-after Golden Triangle area of Norwich, this charming first-floor apartment presents an excellent opportunity for cash buyers seeking a delightful residence or a promising investment. Spanning 443 square feet, the property features a well-designed layout that includes a welcoming entrance hall, a spacious sitting/dining room, a functional kitchen, a comfortable bedroom, and a modern bathroom.

One of the standout features of this apartment is the convenience of a garage, along with parking available for two vehicles, making it an ideal choice for those who value accessibility. The flat is enhanced by double glazing and storage heating, ensuring a warm and inviting atmosphere throughout the year. Importantly, the property is offered with no onward chain, allowing for a smooth and swift transaction. There are only 44 years left on the lease.

The Golden Triangle is renowned for its vibrant community and excellent amenities, including a variety of shops, cafes, restaurants, and pubs, all within easy reach. Additionally, the location provides convenient access to the centre of Norwich, as well as transport links such as the Norwich train station and major roadways including the A47 southern bypass and A11.

This well-presented apartment is perfect for first-time buyers or those looking to expand their property portfolio. With its desirable location and attractive features, we encourage interested parties to arrange a viewing promptly to avoid disappointment.

## Communal Entrance Hall

Security entrance to main hall, stairs up to the upper floor.

## Entrance Hall

Entrance door doors to bathroom and sitting/dining room.

## Sitting Room/Dining Room

Sealed unit double glazed window to front, storage heater. door to bedroom and kitchen.

## Kitchen

Sealed unit double glazed window to the front, range of base and wall mounted units, sink and drainer, ,space for cooker with extractor over, space for full height fridge/freezer. Space for washing machine.

## Bedroom

Sealed unit double glazed window to rear, storage heater, built-in wardrobe.

## Bathroom

Panel bath with shower over, low level wc and wash hand basin and extractor fan.

## Outside

Garage En Bloc and parking space in front. Communal gardens to the front.





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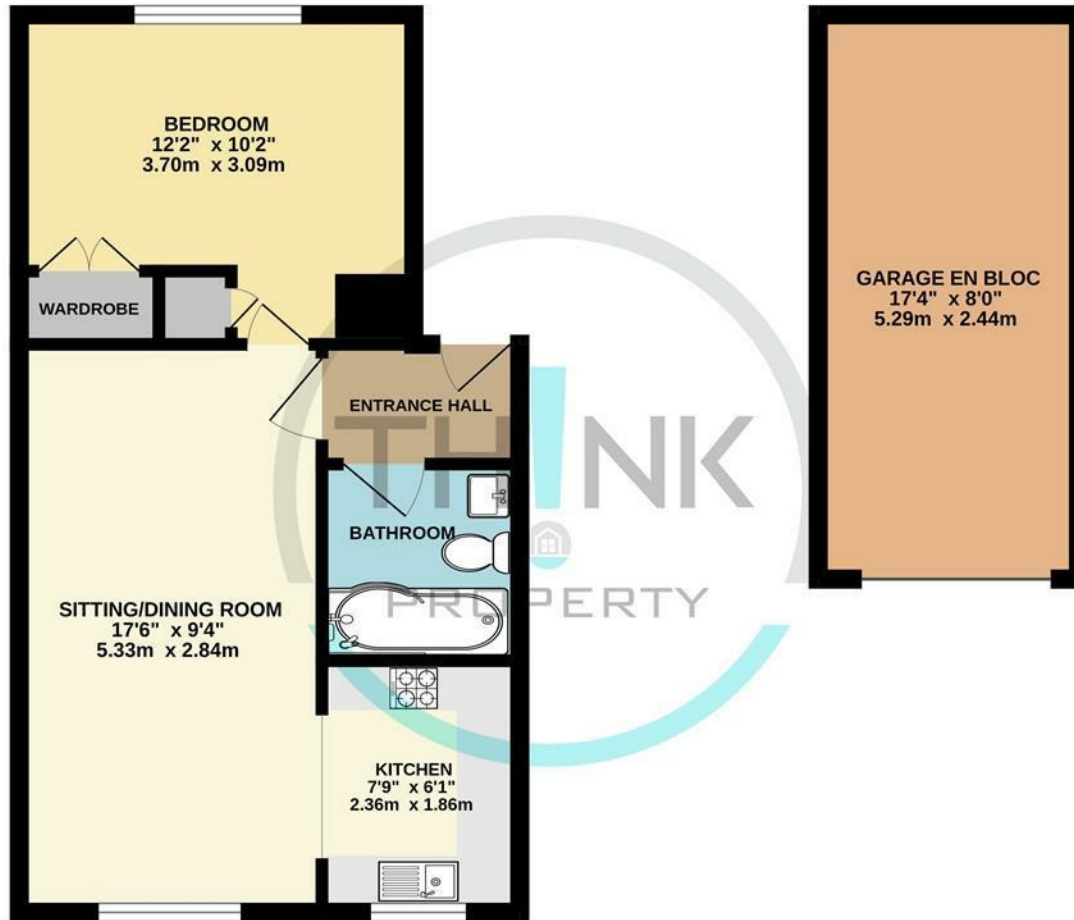
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## GROUND FLOOR



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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Council Tax Band

**A**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

