

LEASEHOLD



Apartment

26 SCOTT ROAD,
NORWICH, NR1 1YR

Price Guide

£160,000

FEATURES

- No onward chain
- First floor flat
- Private balcony
- Close proximity to Norwich city centre
- Two bedrooms
- Generous lounge/dining room
- Allocated parking
- Ideal first purchase or investment



2 Bedroom Apartment located in Norwich

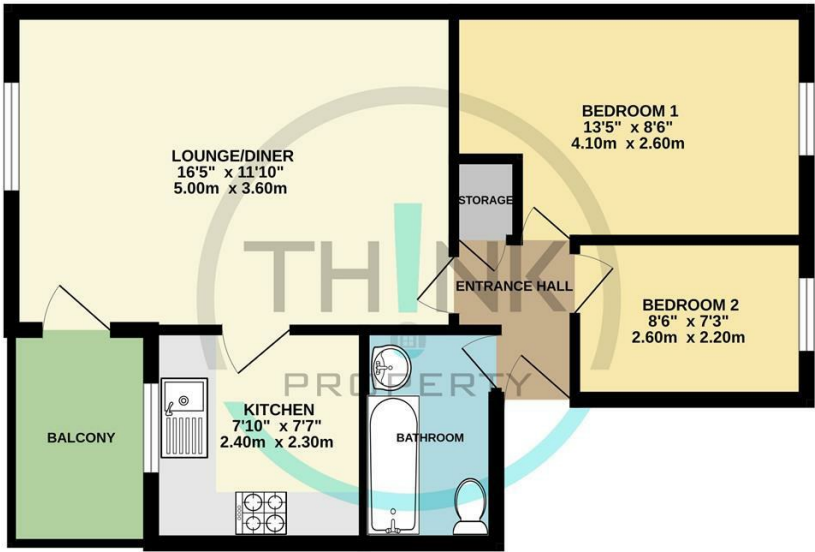
Located on Scott Road in the vibrant city of Norwich, this charming two-bedroom first-floor apartment presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a secure communal entrance, leading into a welcoming entrance hall that sets the tone for the rest of the home.

The generous lounge/dining room provides a comfortable space for relaxation and entertaining, with the added benefit of a private balcony that invites you to enjoy the fresh air and views. The well-appointed kitchen is conveniently located nearby, making meal preparation a delight.

This apartment features two well-sized bedrooms, perfect for accommodating guests or creating a peaceful retreat. The bathroom is thoughtfully designed to meet your everyday needs.

Situated within close proximity to the picturesque Norwich riverside, the bustling city centre, and the train station, this property offers an ideal location for those who appreciate convenience and accessibility. Additionally, the apartment comes with allocated parking for one vehicle, ensuring ease of access.

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
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

