

LEASEHOLD



Apartment - Third Floor

# GROSVENOR HOUSE PRINCE OF WALES ROAD NORWICH NR1 1NS

Offers In Excess Of

# £150,000

## FEATURES

- Third Floor
- City Apartment
- Stroll To The Station
- Lift
- One Bedroom
- Walk To Work
- Open Plan Living
- A Must See



# 1 Bedroom Apartment located in Norwich

Welcome to Grosvenor House in the heart of Norwich, This apartment is a modern one bedroom apartment that offers a delightful blend of comfort and style. third-floor residence boasts a thoughtfully designed living space that seamlessly integrates a living area, dining area, and a contemporary kitchen equipped with integrated appliances with striking feature tiles to wall.

The apartment features a generously sized bedroom, adorned with white matt emulsion paint and light grey carpeting, creating a serene atmosphere. The double-glazed aluminium windows allow for ample natural light, enhancing the overall appeal of the space. The shower room is equally spacious, showcasing modern white sanitary ware, stainless steel fittings, and stylish tiled splash backs.

Grosvenor House, the building housing this apartment, is a highly sought after six-storey conversion. Its prime location provides easy access to the city centre and is just a three to five-minute walk from Norwich Train Station, making it ideal for commuters.

With a wealth of local amenities at your doorstep, this property is perfect for both investors seeking strong rental yields and first-time buyers looking for a high-quality living experience. Norwich, the regional capital of Norfolk, is renowned for its vibrant arts scene and rich history, featuring attractions such as Norwich Cathedral, trendy restaurants, picturesque parks, and the celebrated Norfolk and Norwich Festival.

## Communal Entrance

Security entrance system to entrance. Main entrance hall with post boxes and doors to the inner lobby with the lifts and stairs up to the upper floors.

## Third Floor Landing

Stairs from lower floors and two lifts, with doors through to the apartments.

## Private Entrance Hall

Door to the front with laminate style flooring to the sitting/dining/kitchen, principal bedroom and the shower room. Wall heater.

## Principal Bedroom

10'2 x 9'9

Sealed unit double glazed picture window the rear with views of the cathedral and the castle. Wall mounted electric heater.

## Shower Room

Shower cubicle, wash hand basin and wc. Splash backs.



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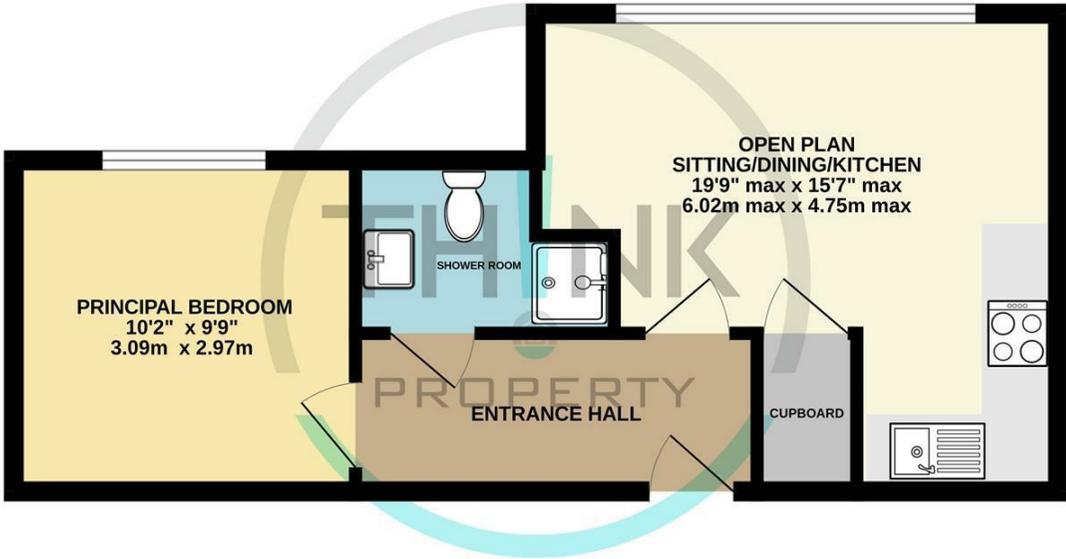


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**B**

THIRD 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

