



## 41 Berners Street, Norwich

£145,000 Leasehold

This 2-bedroom flat embodies modern comfort and practicality, making it a highly desirable property for buyers looking for a quality home or a lucrative investment opportunity. With its prime location, spacious interiors, and stylish finishes, this property presents a rare chance to own a piece of urban paradise. Book your viewing today to experience the allure of this exceptional property firsthand.

## Location

Located in the heart of the vibrant NR3 district, Berners Street offers the perfect blend of urban convenience and community charm. This desirable area in Norwich is well-connected, with easy access to the city centre, local schools, and an array of amenities. Residents can enjoy a short stroll to nearby independent shops, cafes, and pubs, as well as the beautiful Wensum Park for outdoor relaxation. With excellent transport links and a welcoming neighbourhood atmosphere, this property is ideally situated for those seeking a dynamic yet peaceful lifestyle.



## Berners Street

Upon entry, the lobby welcomes you into the heart of the home, leading seamlessly to the well-appointed kitchen. The kitchen is thoughtfully equipped with ample counter space, plumbing for a dishwasher or washing machine, a free-standing stove, and room for a dining table, making it a practical space for culinary endeavours.



Adjacent to the kitchen, the generously proportioned lounge beckons with abundant natural light streaming in from both the window and the door opening onto the balcony. This seamless indoor-outdoor flow creates a bright and airy ambience, perfect for relaxing or entertaining guests.

The hallway leads to two generously-sized double bedrooms, both adorned with built-in wardrobes for efficient storage solutions. The main bedroom features direct access to the balcony, providing a tranquil outdoor retreat for morning coffees or evening relaxation.

Completing the accommodation, a modern bathroom offers a sleek retreat for unwinding after a long day, with its contemporary fixtures and fittings.

Situated in a well-connected area with easy access to the city centre, local amenities, and excellent transport links, this property offers both convenience and lifestyle appeal. Furthermore, an outdoor storage area provides additional space for storing belongings, ensuring a clutter-free living environment.

#### **Agents Notes**

We understand this property will be sold leasehold, with 102 years remaining on the lease. Connected to all main services.

Council Tax band: A

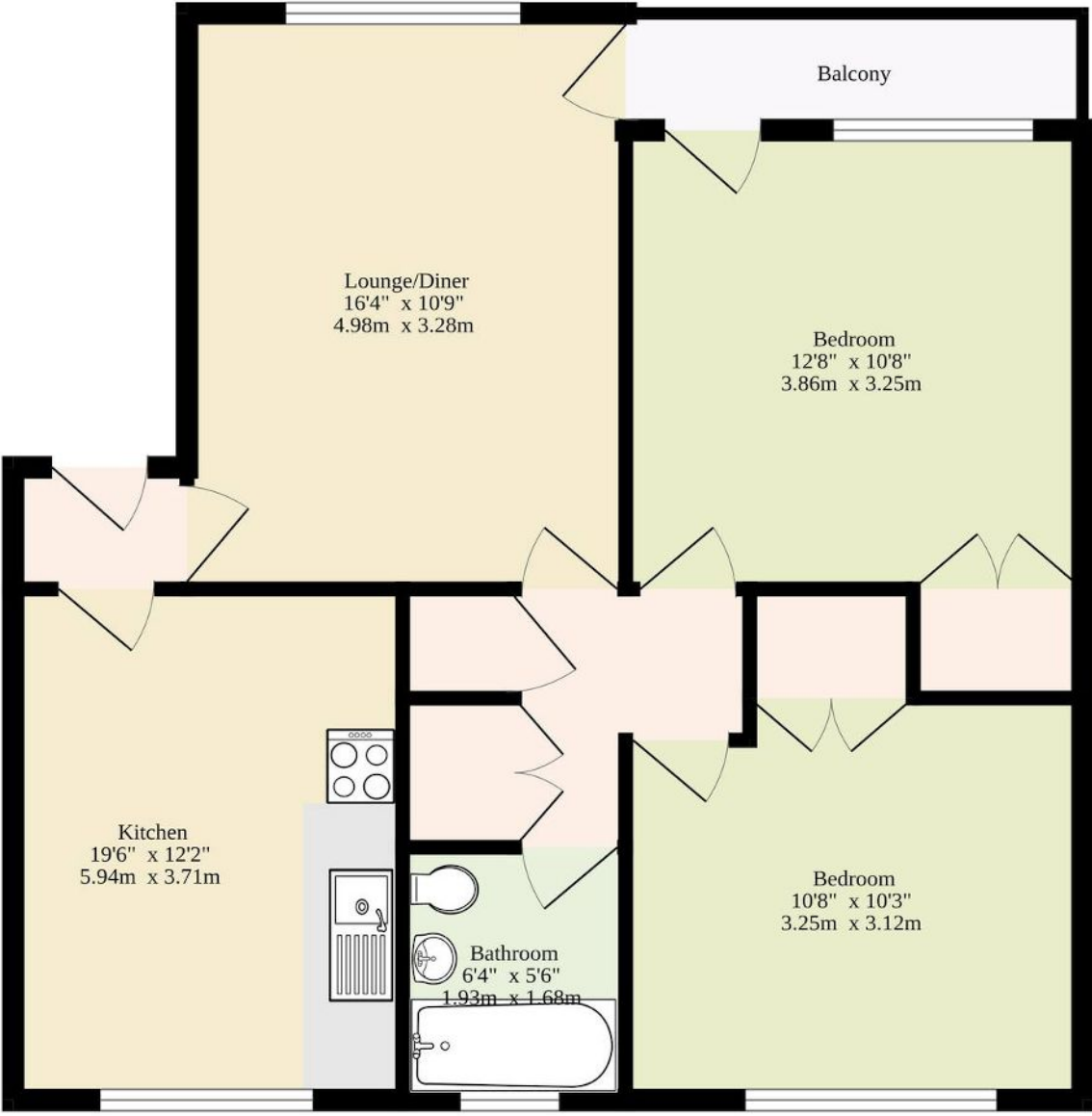
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Ground Floor**  
**586 sq.ft. (54.4 sq.m.) approx.**



Sqft Doesn'T Include Balcony, Entrance Porch Or Hall

TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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