



## 60 Dolphin Grove, Norwich

Guide Price £150,000 - £160,000



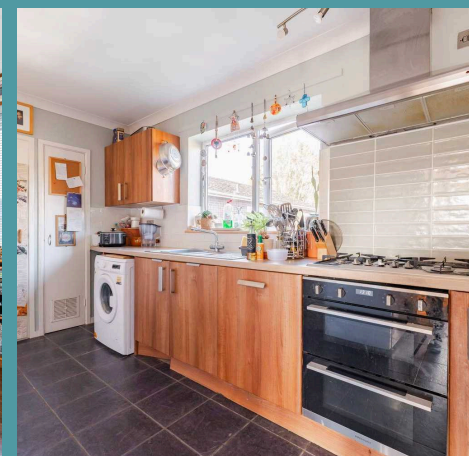
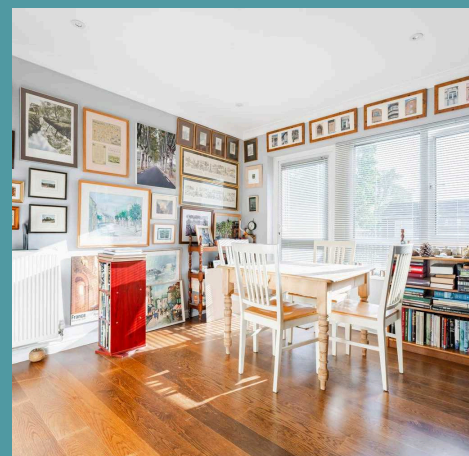
# 60 Dolphin Grove

## Norwich

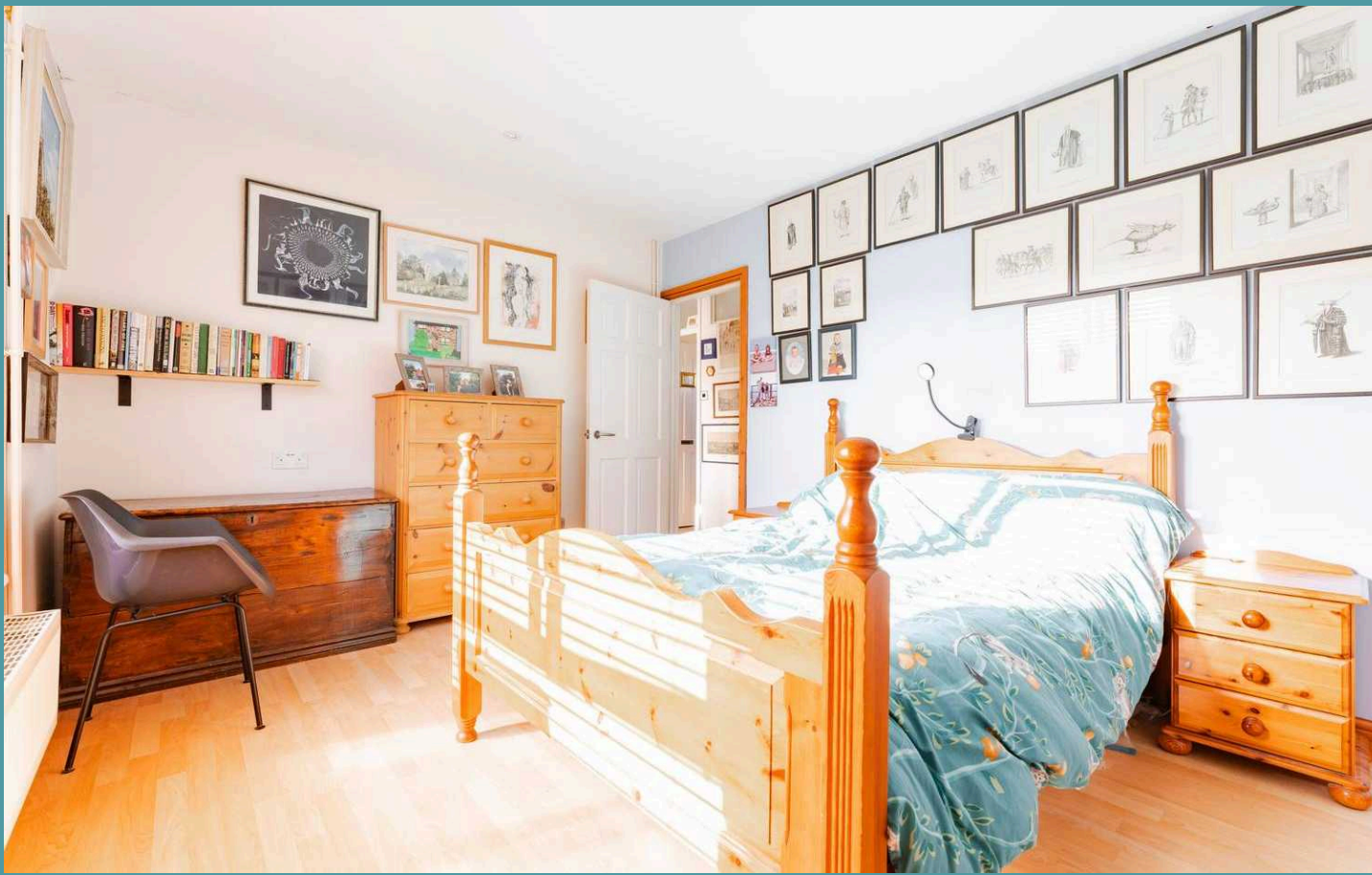
Discover this bright and spacious two-bedroom apartment on Dolphin Grove, ideally located in Norwich. Perfect for first-time buyers or investors, the property features generous double bedrooms and a well-appointed kitchen with wood-themed cabinetry. Enjoy seamless living and entertaining in the open-plan layout, complemented by a large walk-in shower. Step outside to your private balcony for an escape, while permit parking adds extra convenience. With its excellent location near the city center and a variety of amenities, this apartment offers a fantastic opportunity for comfortable urban living.

### The Location

Nestled in the desirable Norwich, Dolphin Grove offers residents the perfect blend of convenience and a friendly community atmosphere. Just 0.5 miles away, you'll find the bustling Norwich city center, home to a variety of shops, cafes, and restaurants, including popular spots like The Forum. For your daily shopping needs, Sainsbury's Local is just a short 0.3 miles from your doorstep, while the iconic Norwich Market is only 0.6 miles away, featuring a fantastic selection of local produce and artisan goods. Additionally, the picturesque Eaton Park, located 1 mile away, provides a lovely green space for leisurely walks or outdoor activities. With excellent transport links and a range of amenities nearby, this location is ideal for both relaxation and convenience.







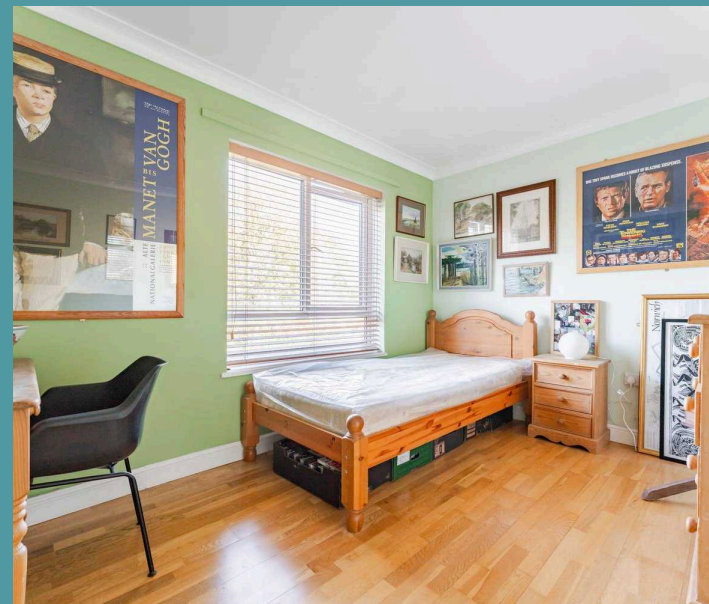
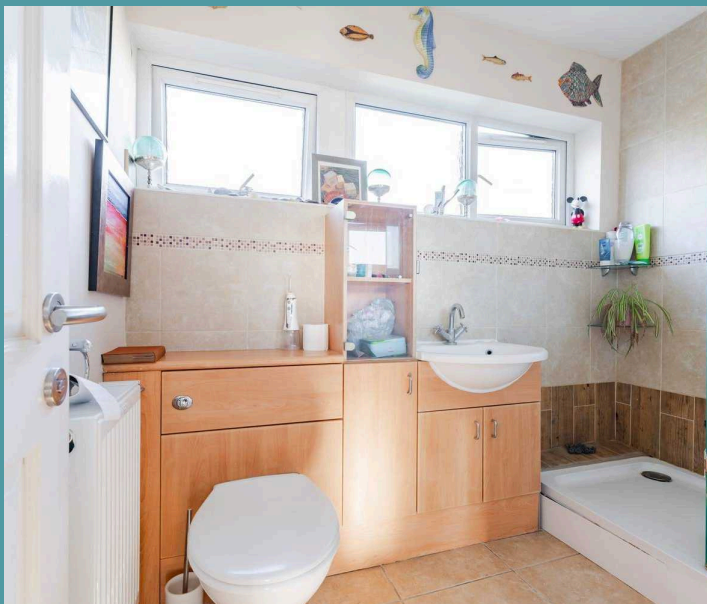
## 60 Dolphin Grove

Norwich

### Dolphin Grove

Welcome to this bright and spacious second-floor apartment, perfectly situated in the vibrant city of Norwich. This delightful property is an ideal choice for first-time buyers or investors, featuring two generously sized double bedrooms that provide ample space for relaxation.

As you enter the apartment, you are greeted by a welcoming porch entrance that leads you into the well-appointed kitchen. Boasting wood-themed cabinetry and plenty of room for appliances, the kitchen offers a warm and inviting atmosphere, making it the perfect space for cooking everyday meals.



The living space flows seamlessly from the kitchen, creating a great area for entertaining friends and family or enjoying a quiet evening in. The apartment is well-maintained throughout, ensuring a comfortable and stylish living experience.





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Norwich

A highlight of this property is the luxurious large walk-in shower, providing a space for self-care needs. Additionally, the apartment benefits from a private balcony, offering a lovely spot to relax in the afternoon sun. Parking is a breeze with the availability of permit parking, providing added convenience for residents. This apartment is not only a fantastic first-time buy but also a savvy investment opportunity in a sought-after location.

### Agents Note

Sold Leasehold.

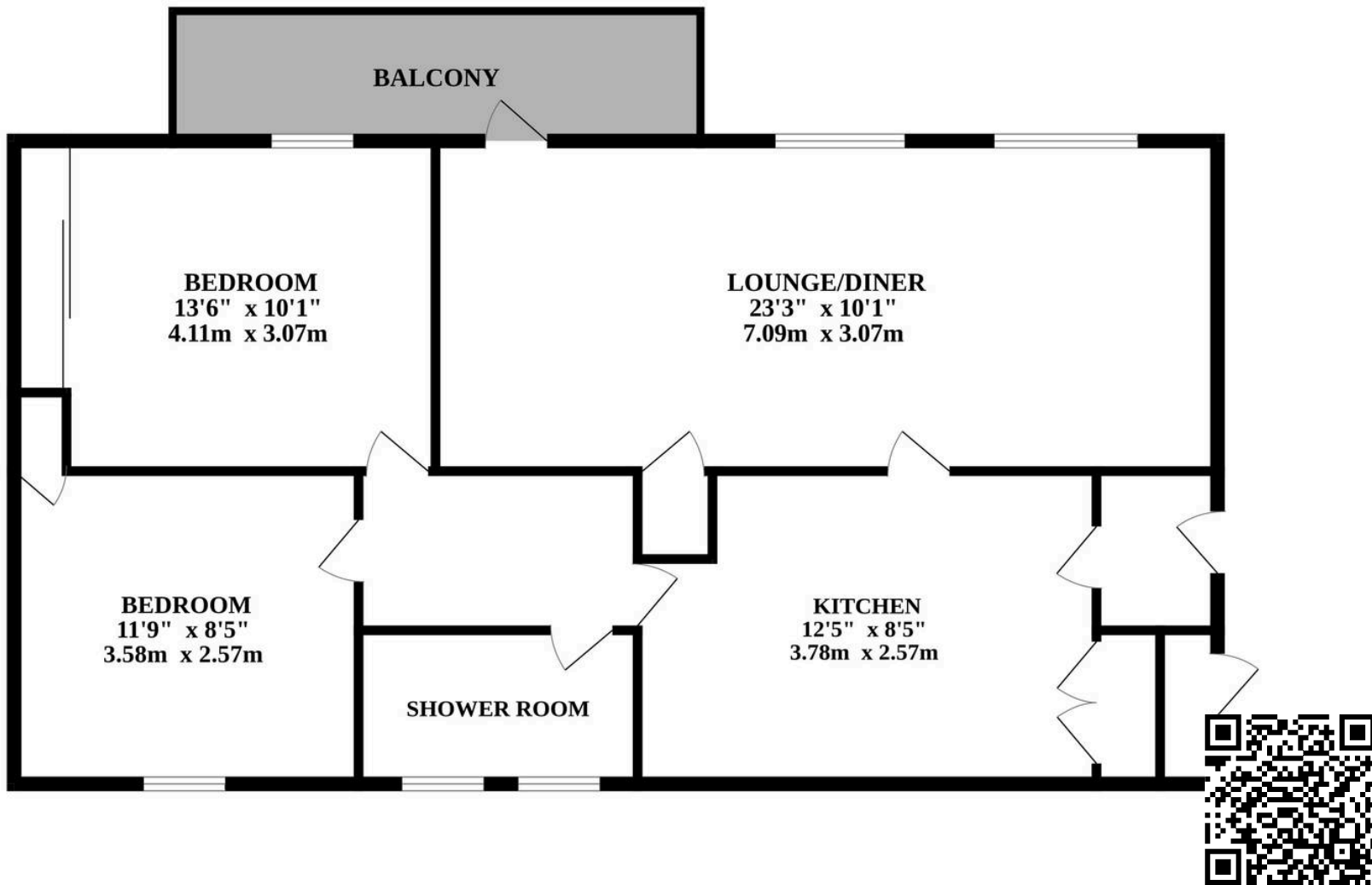
Connected to all mains services.

Ground Rent: £10 per annum

Maintenance: £370 per annum

- Bright and spacious second-floor apartment
- Two generously sized double bedrooms
- Well-appointed kitchen with wood-themed cabinetry
- Open-plan living and dining area
- Private balcony for outdoor relaxation and great views
- Permit parking available for residents
- Well-maintained throughout for comfortable living
- Ideal location close to Norwich city centre and amenities





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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