



45 Cairns Court, Norwich

Guide Price £170,000

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Norwich, Norwich

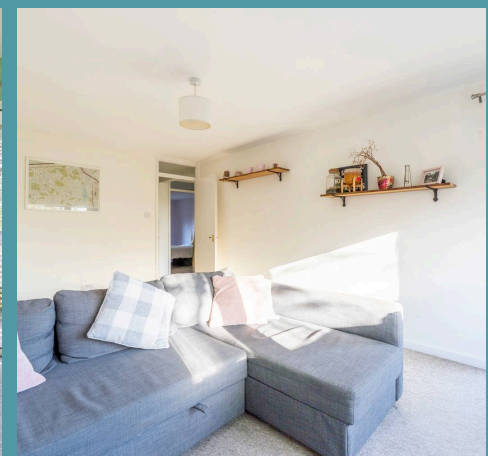
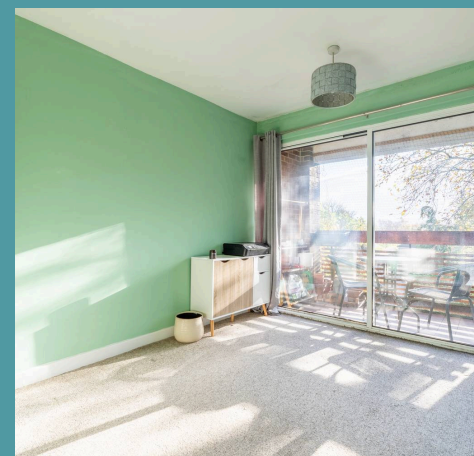
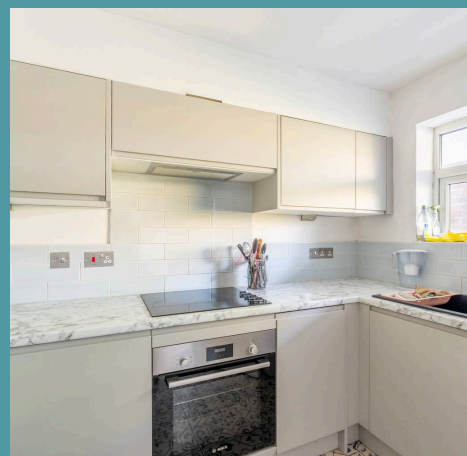
Guide price £170,000-£180,000 This two-bedroom apartment offers a rare combination of modern comfort, convenience, and style in a prime location. With its well-presented accommodation, well-equipped kitchen, and close proximity to all the amenities, this property is the ideal choice for those seeking a contemporary lifestyle close to the city. Don't miss the chance to acquire this flat and experience all it has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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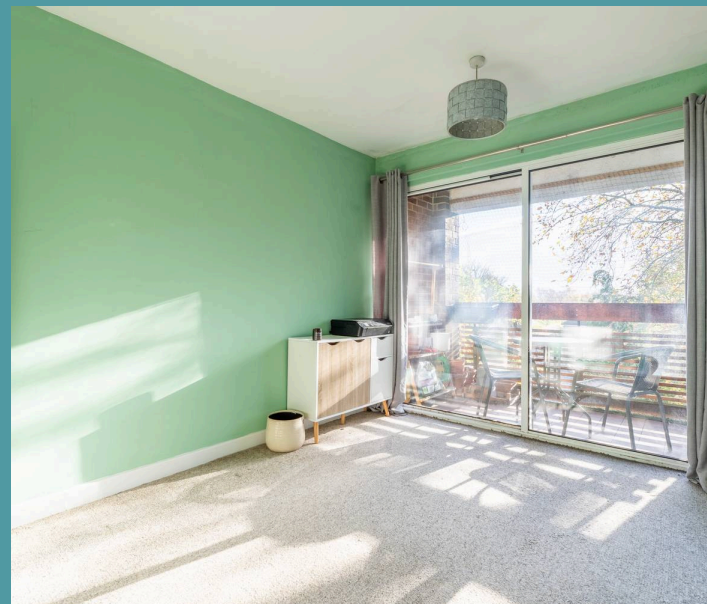
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LOCATION

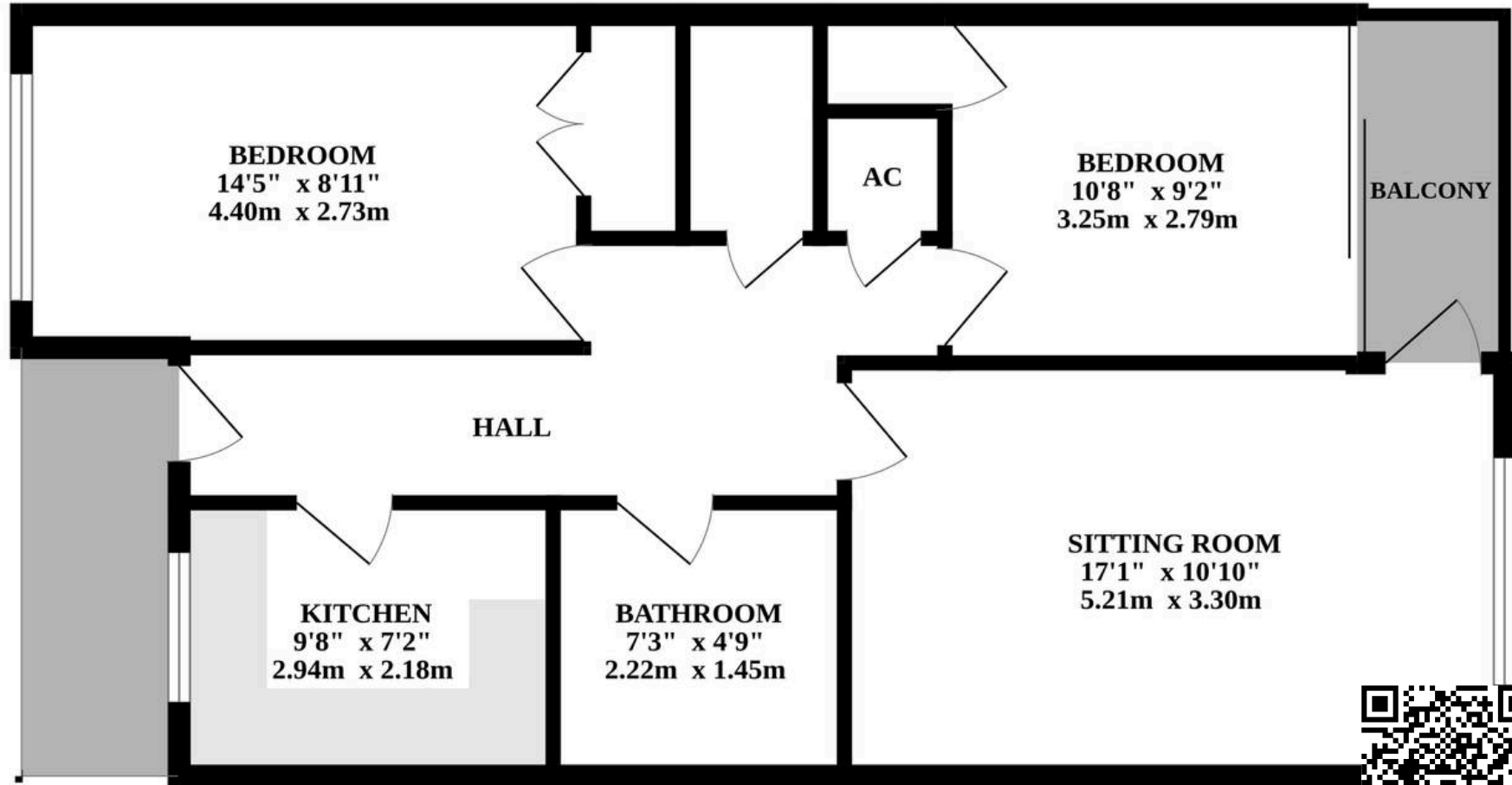
Cairns Court in Norwich is situated in a well-established residential area on the city's southern edge. This location is conveniently positioned close to local amenities, including a range of shops, schools, and recreational facilities. The road benefits from excellent transport links, with regular bus services providing easy access to Norwich city centre, which is approximately 3 miles away. Nearby, the University of East Anglia and the Norfolk and Norwich University Hospital are within a short distance, making it a desirable location for students and healthcare professionals. The area is also known for its green spaces, with several parks and nature reserves in the vicinity, offering opportunities for outdoor activities and leisure.

CAIRNS COURT

Upon entering the building, residents are greeted by the secure and welcoming entrance lobby, setting the tone for the quality of accommodation within. The apartment itself is situated on the third floor, boasting a well-designed layout that



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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