



## 22 Leicester House Thomas Wyatt Close, Norwich

OIEO £140,000 Leasehold

This second-floor one-bedroom flat, situated in the highly sought-after Golden Triangle area, offers a unique opportunity for first-time buyers or savvy investors looking for a buy-to-let property. Boasting a desirable Grade 2 listed status, this apartment is located in Leicester House, a converted building steeped in history as part of the old Norfolk and Norwich hospital.

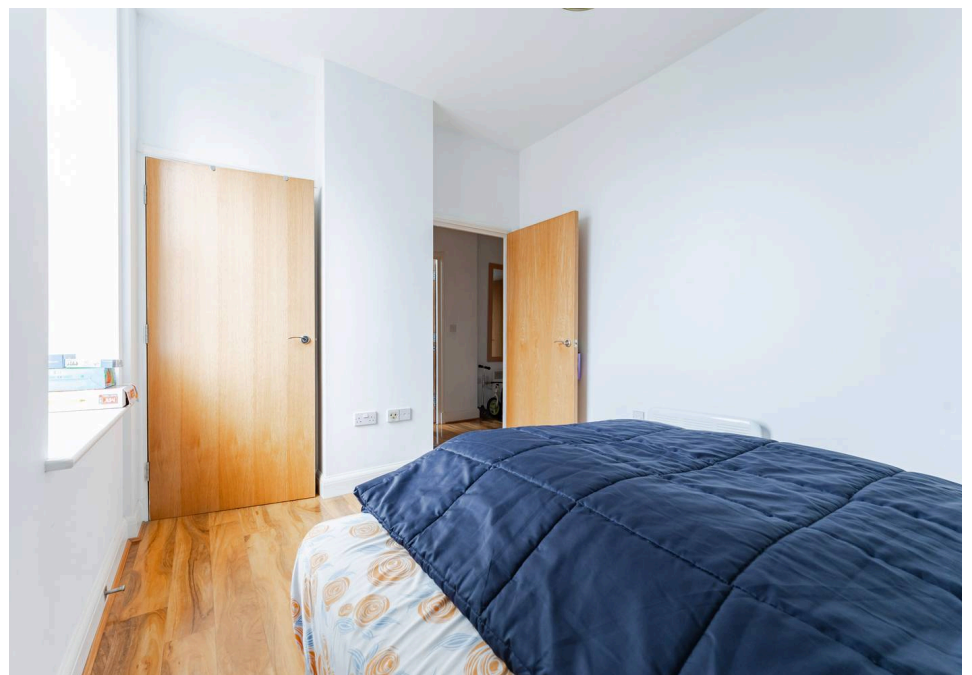
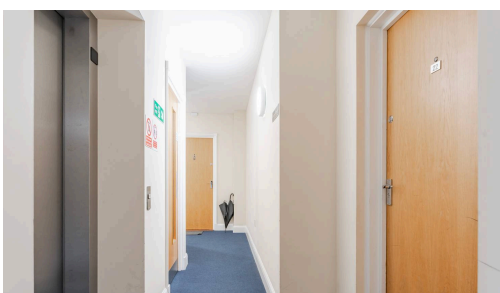
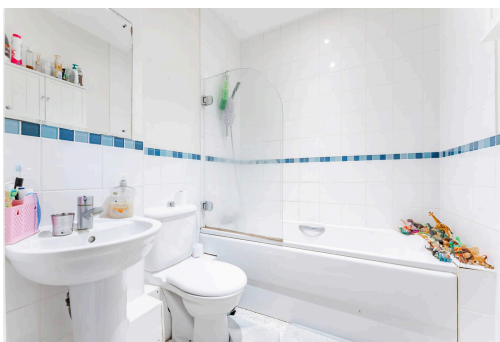
## Location

Nestled in the sought-after Thomas Wyatt Close, Leicester House enjoys a prime location in the heart of Norwich's NR2 district. This prestigious area is renowned for its blend of tranquil residential surroundings and easy access to vibrant city life. Just a short walk or drive away, you'll find the bustling Norwich city centre, offering an array of shopping, dining, and cultural experiences, including the historic Norwich Cathedral and the iconic market. Excellent transport links make commuting simple, while nearby green spaces such as Earlham Park provide the perfect escape for leisurely strolls or outdoor activities. Whether you're looking for urban convenience or a peaceful retreat, this location offers the best of both worlds.



## Wyatt Close

Upon entering the property via the communal entrance, you are greeted with a secure entry system, post boxes, and convenient lift access to the second floor. The apartment features an entrance hall with wood flooring, airing cupboard, and doors leading to the spacious lounge/kitchen, bedroom, and bathroom.



The modern kitchen is equipped with fitted appliances, including an integrated dishwasher, washing machine, and fridge/freezer. The granite work surfaces complement the sleek design, while the open plan living area features sash windows offering stunning south-west facing views, providing a bright and airy space to relax or entertain.

The double bedroom also enjoys the same picturesque views, along with wood flooring and a built-in cupboard for storage. The bathroom features a modern white suite with a bath and shower attachment, adding a touch of luxury to the property.

In addition to the allocated underground parking spot, Leicester House offers manicured communal gardens for residents to enjoy. With the convenience of being just a short walk from the city centre and local amenities, this property provides a perfect blend of modern living within a historic setting.

### Agents Notes

We understand this property will be sold leasehold, with 105 years remaining on the lease. Connected to mains water, gas, and drainage.

Ground rent - £200 p/a

Council Tax band: A

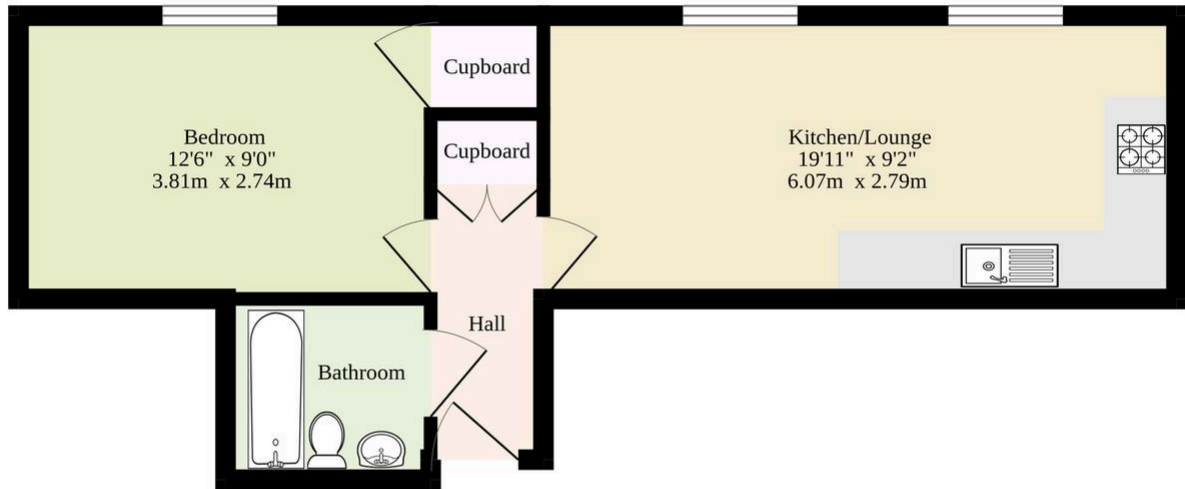
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Ground Floor**  
**289 sq.ft. (26.8 sq.m.) approx.**



Sqft Excludes Bathroom And Hallway

TOTAL FLOOR AREA : 289 sq.ft. (26.8 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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