

## 73 Wellington Lane, Norwich

£180,000 Leasehold

Guide Price £180,000 - £190,000. This stylish top-floor apartment offers generous space, modern finishes, and an abundance of natural light. Featuring two well-sized bedrooms, a bright reception room, and a well-equipped kitchen with space for a dishwasher, it perfectly balances comfort and practicality. The high-end bathroom with underfloor heating adds a touch of luxury, while valuable loft storage enhances convenience. A rare advantage is the secure underground car park, a highly sought-after feature in the city centre. With its private entrance, long lease, and surprisingly peaceful setting, this apartment is an outstanding choice for homeowners and investors alike.



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The Location

Norwich NR2 is a vibrant area located in the heart of the historic city of Norwich. Known for its charming blend of urban and suburban living, NR2 features a mix of residential streets, green spaces, and a wide range of local amenities. The area is home to various cafes, shops, and independent businesses, offering a sense of community and convenience. Close proximity



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### Wellington Lane

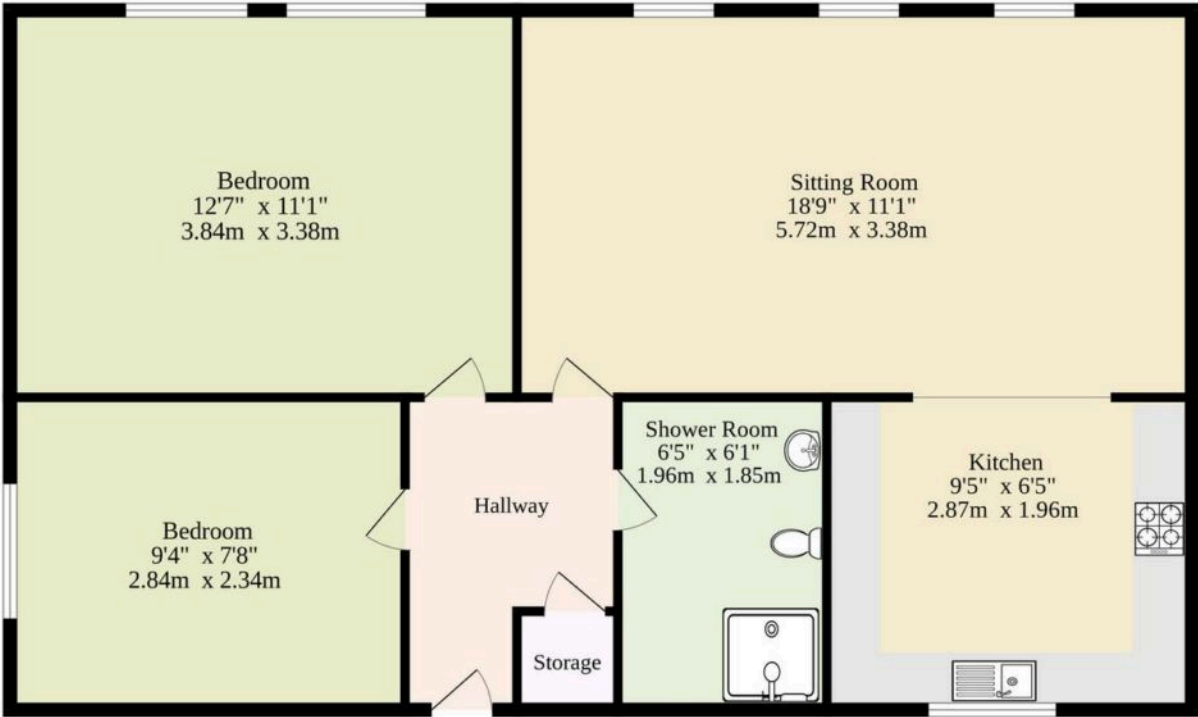
This top-floor apartment is a fantastic opportunity for city dwellers seeking space, style, and convenience. Boasting two generously sized bedrooms and a bright, airy reception room, the home is designed to maximise natural light. Triple windows in the lounge and double windows in the master bedroom create a welcoming atmosphere, while the modern finish throughout enhances its contemporary appeal. The property also benefits from its own private entrance, adding an extra layer of exclusivity and ease of access.

The separate kitchen is well-equipped, featuring a built-in oven, hob, and space for a dishwasher—ideal for those who love to cook without compromising on convenience. A standout feature is the high-end modern bathroom, complete with underfloor heating. The apartment also provides access to valuable loft space, a rarity in city apartments, ensuring ample storage.

One of the major highlights is the secure underground car park, an exceptional benefit for a city-centre location where parking is often hard to find. Despite its central setting, the apartment remains surprisingly quiet, allowing residents to enjoy the best of urban living without the usual hustle and bustle. With a long lease, rarely found in similar properties,



**Ground Floor**  
**561 sq.ft. (52.1 sq.m.) approx.**



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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