



## 70 Baxter Court, Norwich

Guide Price £150,000 - £160,000

# 70 Baxter Court

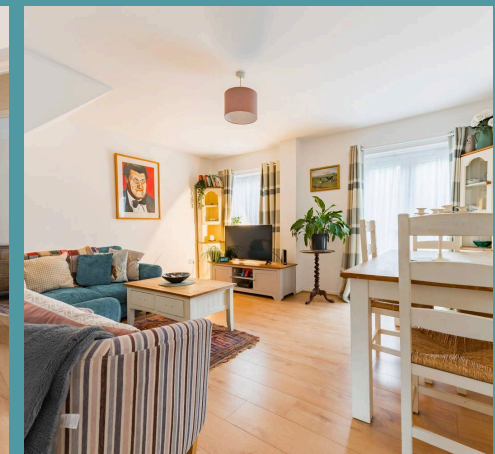
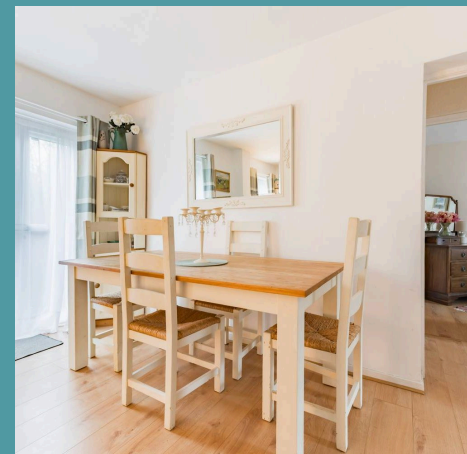
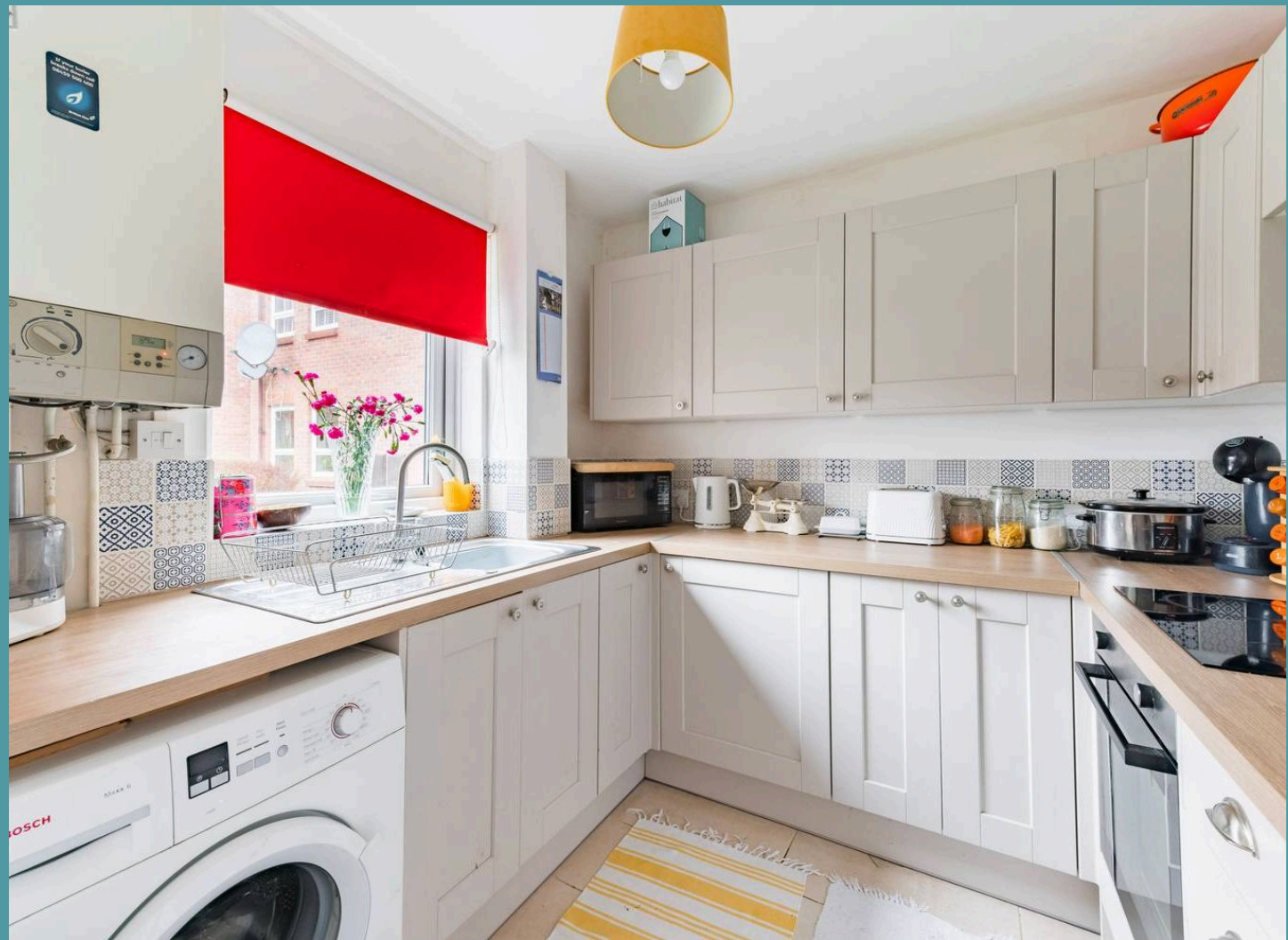
## Norwich

Experience the best of city-outskirted living in this ground floor apartment. This pet-friendly home offers leasehold tenure and an outdoor space, making it an ideal choice for first-time buyers seeking a comfortable and convenient lifestyle. Two sets of French doors throughout bathe the interior in natural light, creating a bright and airy atmosphere. The apartment features two double bedrooms and a stylish kitchen, complete with an induction hob and mosaic backsplash. This combination, along with the property's energy-efficient features, ensures a cheap-to-run setup and a cost-effective living arrangement.

### Location

Baxter Court enjoys a outskirts location in the desirable NR3 postcode, offering an escape from the hustle and bustle of the city centre. Despite its quiet setting, excellent road links ensure swift and convenient access to Norwich, with its cultural scene, shops, and excellent transport connections. The local area boasts a range of amenities to suit all needs, including a nearby Asda supermarket and Lidl for everyday essentials.

Residents can also enjoy the convenience of green spaces within easy reach, providing opportunities for outdoor pursuits. This combination of a great location, excellent connectivity and convenient amenities makes Baxter Court an ideal choice for those seeking a comfortable and convenient city-outskirted lifestyle.





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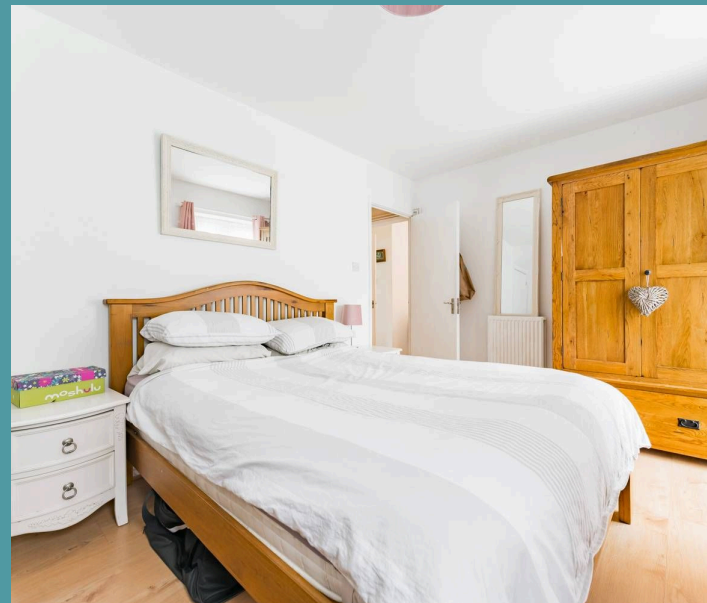
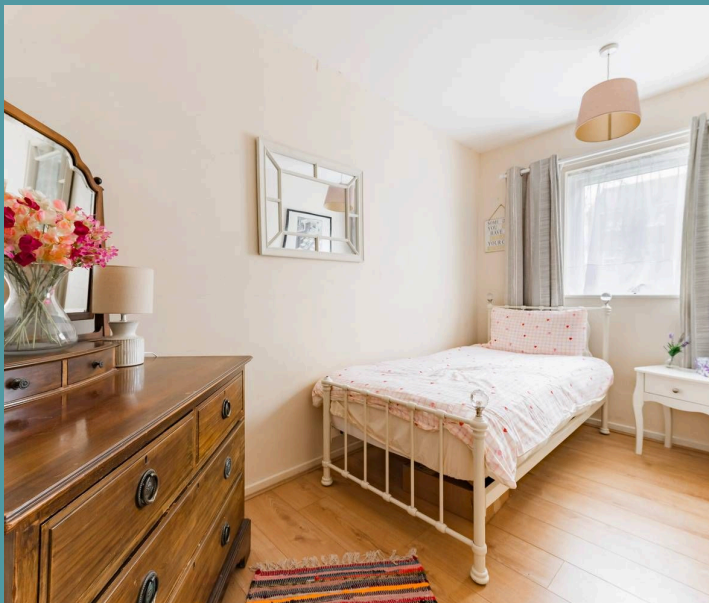
Norwich

### Baxter Court

This ground floor apartment, located on the outskirts of the city, boasts bright and airy living spaces throughout. Two sets of French doors allow abundant natural light to flood many of the living areas, creating a warm and inviting atmosphere. Upon entering, you'll find a hallway leading to two rooms: the first is a stylish kitchen, thoughtfully designed with aesthetics in mind.

It features a sleek look, complete with an induction hob, a mosaic backsplash and shaker-style cabinetry. Adjacent to the kitchen lies the bathroom, a basic space with a two-piece suite that serves everyday needs but offers excellent potential for a future upgrade. Moving swiftly through the hallway, you'll arrive at the main living and dining area.

This generously proportioned space is filled with natural light, providing ample room to arrange your chosen furniture and enjoy evening meals. Completing this delightful apartment are two well-proportioned bedrooms, with the main bedroom featuring French doors that lead outside.





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Norwich

This fantastic property offers a unique combination of desirable features, making it an ideal choice for first-time buyers. It is not only pet-friendly but also leasehold, providing peace of mind for those seeking a hassle-free ownership experience. Furthermore, the apartment benefits from an outdoor space, adding a valuable dimension to city-outskirted living. The cheap-to-run setup further enhances its appeal, making it an attractive and cost-effective option.

### Agents Note

Sold Leasehold

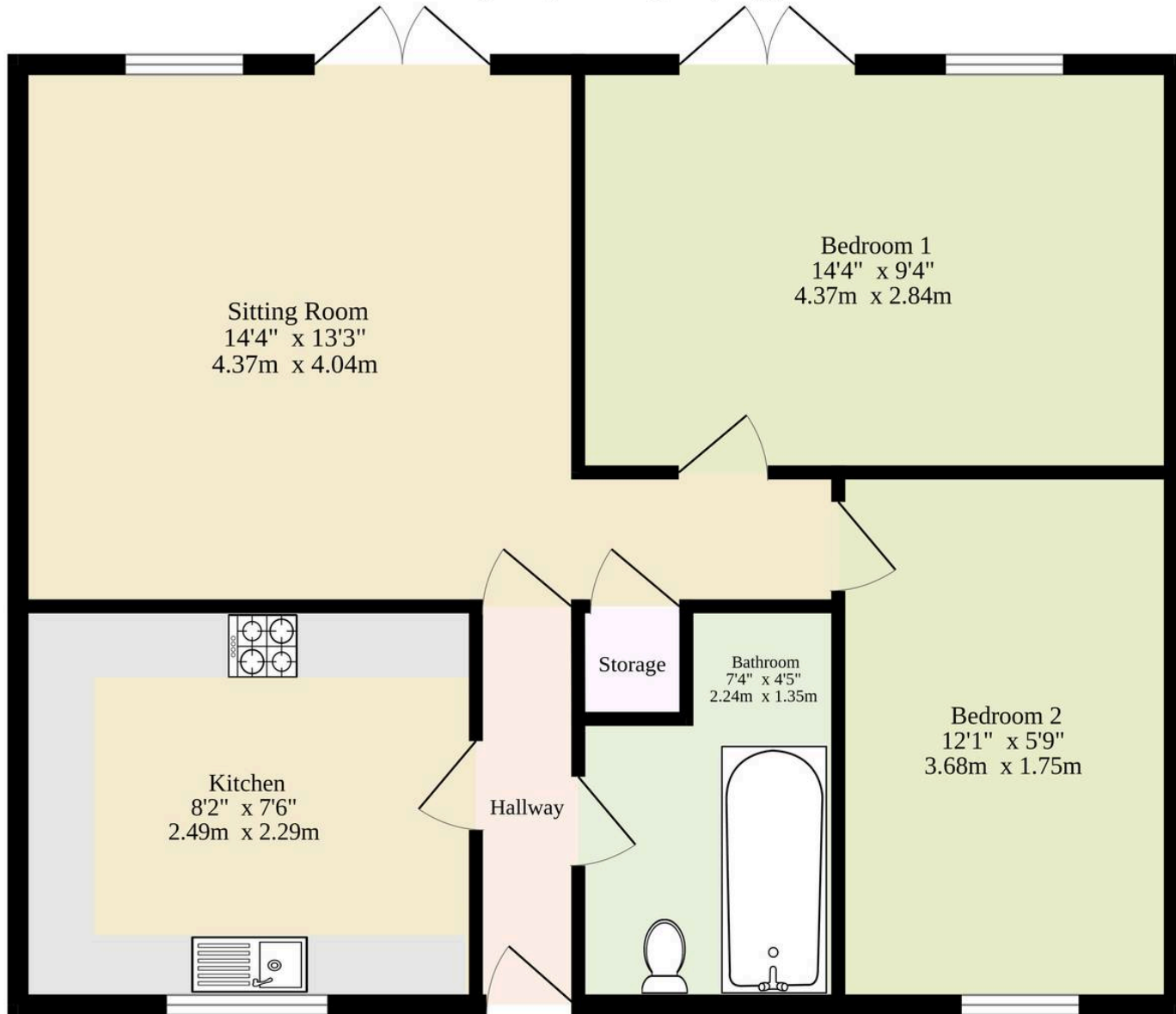
Maintenance:£157.65pcm

Ground Rent:£62p/a

- City-outskirted setting providing a residential environment while remaining close to amenities
- Bright and airy living spaces filled with natural light thanks to two sets of French doors
- Stylish kitchen featuring an induction hob, mosaic backsplash, and shaker-style cabinetry
- Two well-proportioned bedrooms offering comfortable living spaces for residents
- Pet-friendly allowing residents to enjoy the company of their pets
- Outdoor space providing a valuable extension of the living area
- Cheap-to-run setup contributing to low ongoing living costs



511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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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