



## 6 Old Post Office Court, Norwich

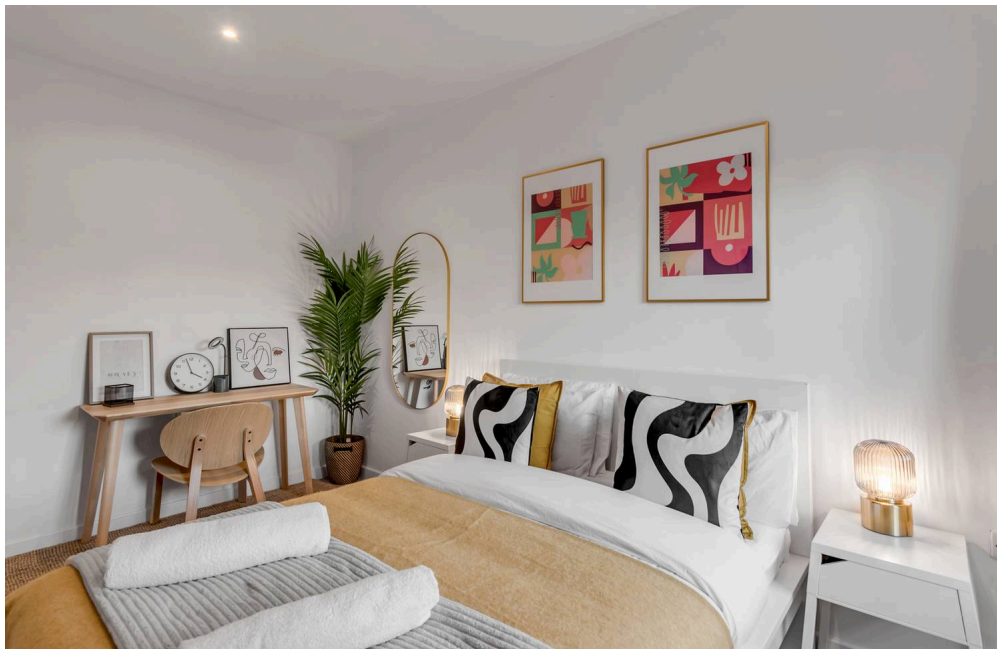
£200,000 - £220,000 Leasehold

Found in the vibrant and historic Norwich Market location, this well-presented split-level one-bedroom apartment offers a unique opportunity for first-time buyers, buy-to-let investors, and those seeking a prime Airbnb property in the heart of the city.

Boasting a share of freehold, this exclusive residence is part of a boutique development comprising just nine apartments, ensuring a sense of community and privacy.

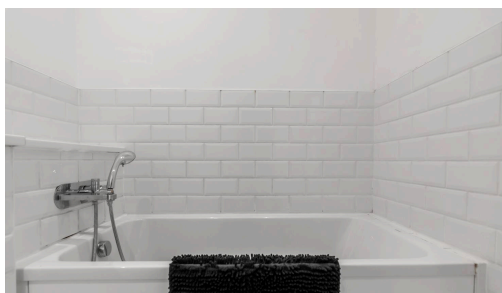
## Location

Nestled in the heart of Norwich, Old Post Office Court enjoys a prime location within the city's vibrant historic quarter. Tucked away in a charming courtyard just off the bustling Gentleman's Walk, this property offers a perfect blend of tranquillity and convenience. Residents benefit from immediate access to Norwich's array of independent boutiques, cafés, and renowned dining spots, as well as cultural landmarks such as Norwich Cathedral and the Norwich Theatre Royal. The property is also within easy reach of Chapelfield Gardens, Castle Quarter, and the city's main transport links, making it ideal for those seeking a central yet private setting in one of Norfolk's most desirable postcodes.



## Old Post Office Court

Upon entering the property, residents are greeted by a modern and contemporary ambience that permeates throughout. The open-plan layout seamlessly integrates the living room, kitchen, and dining area, creating a spacious and versatile living space conducive to both relaxation and entertainment.





The interior design is sophisticated and stylish, with sleek finishes and decor complementing the apartment's elegant aesthetic.

A standout feature of this apartment is the underfloor heating, enhancing comfort and warmth during the cooler months. The oak flooring adds a touch of luxury and refinement, further enhancing the overall ambience of the living space. Natural light filters through the windows, creating a bright and inviting atmosphere that accentuates the property's appeal.

The spacious bedroom offers a peaceful haven for rest and relaxation. With thoughtful design elements and ample storage space, this private sanctuary provides both comfort and functionality. The contemporary bathroom is elegantly appointed, featuring modern fixtures and a clean, minimalist aesthetic.

#### Agents Notes

We understand this property will be sold leasehold, with 994 years remaining on the lease.

Connected to all main services.

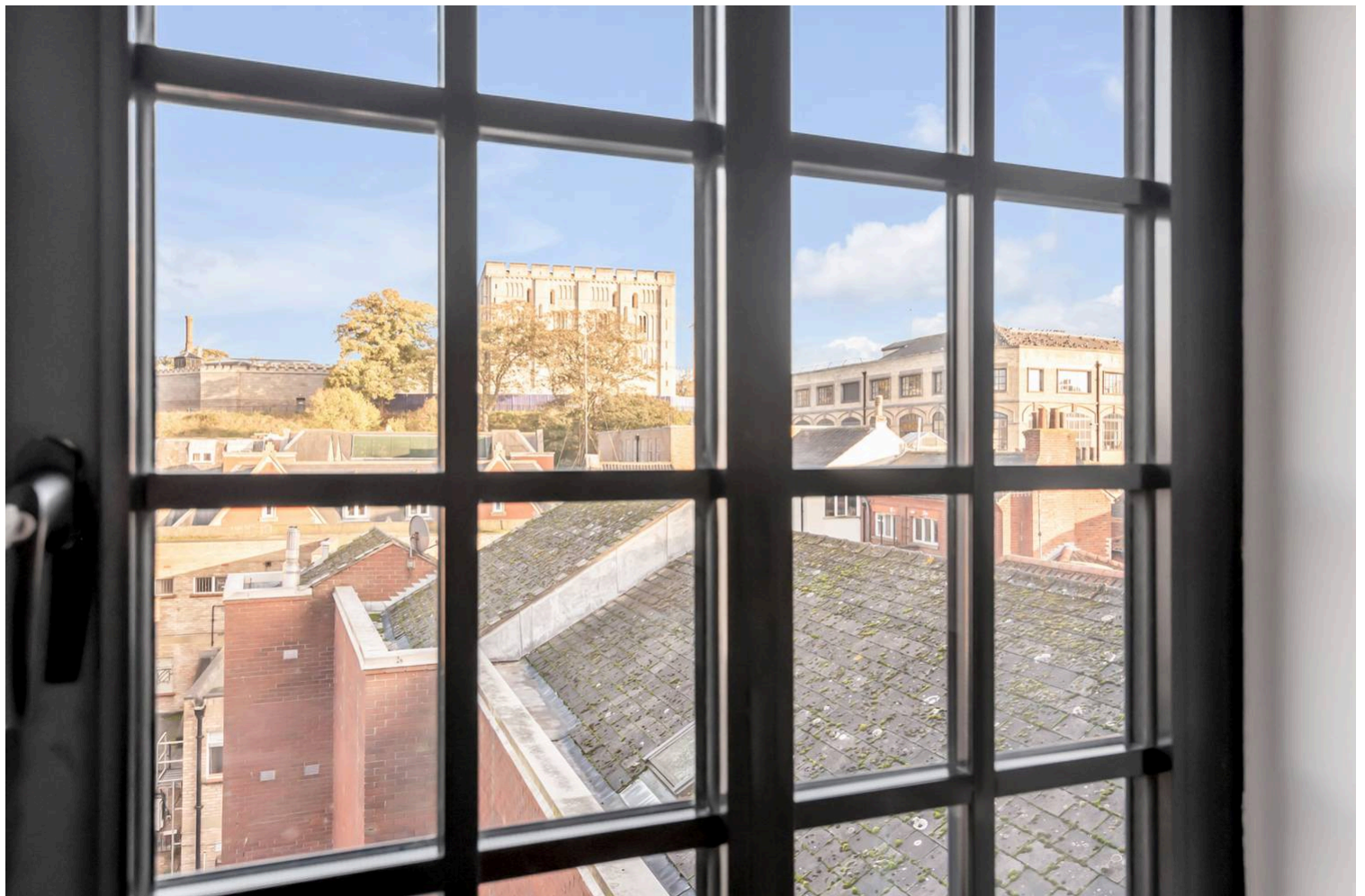
Ground rent - £200 p/a

Maintenance fees - £900 p/a

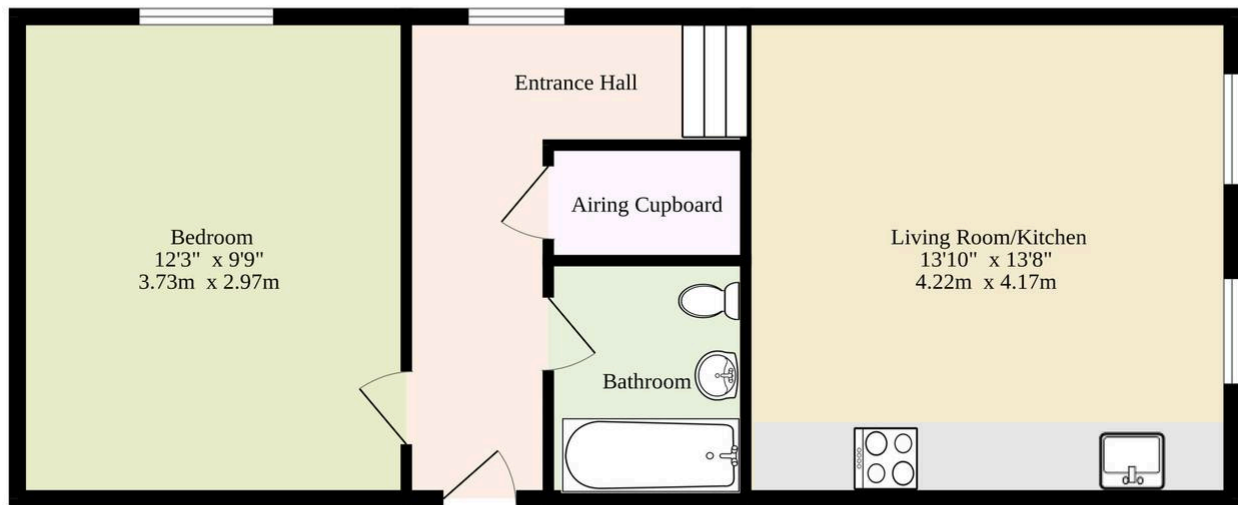
Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



**Ground Floor**  
**302 sq.ft. (28.1 sq.m.) approx.**



Sqft Excludes Entrance Hall, Airing Cupboard And Bathroom

TOTAL FLOOR AREA : 302 sq.ft. (28.1 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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