

# propertyladder



## Cairns Court, Norwich, NR4

A Spacious Third Two Bedroom Floor Flat In NR4!

**GUIDE PRICE £160,000 - £170,000 LEASEHOLD (956 Years)**



**BRITISH  
PROPERTY  
AWARDS**

**2025**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A BRIGHT HOME IN PRIME NORWICH!

A third floor flat in Cairns Court, situated just off the highly desirable Newmarket Road, offers comfortable and practical living space. The flat comprises an entrance hall, a kitchen, and a newly fitted shower room, along with two double bedrooms, both featuring built in storage cupboards, and a spacious lounge/diner. The second bedroom opens onto a private balcony with views over Newmarket Road and surrounding greenery, providing a pleasant outdoor space. Additional storage cupboards throughout the flat add convenience, and the property boasts a fantastic remaining lease of 956 years, making it a practical and appealing option for long term ownership in a sought-after Norwich location.



*“a secure gate provides access to the spacious communal garden”*

## Overview

- Private Balcony
- Air-Conditioning
- Impressive Lease Of 956 Years Remaining
- Allocated Secure Underground Parking
- Recently Fitted Kitchen & Shower Room
- Road & Close To City Amenities
- Spacious Lounge/Diner
- Abundance Of Storage Throughout





## Location

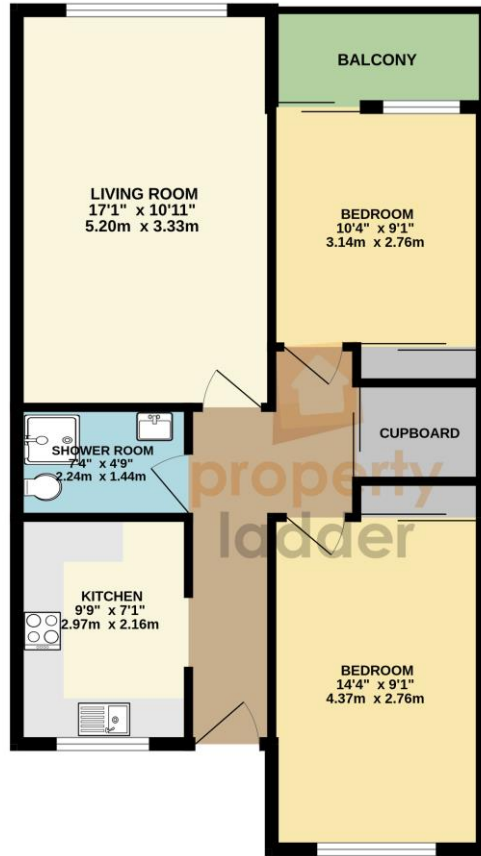
Cairns Court in Norwich (NR4) is just off the highly desirable Newmarket Road, offering excellent access to local amenities. Nearby, there are convenience stores, cafés, and eateries, as well as regular bus routes to the city centre, university, and hospital. The area also benefits from green spaces like Heigham Park, while Newmarket Road provides a direct link to Norwich's shops, restaurants, and leisure facilities, making it a practical and well-connected location.



## Outside

From Belvedere Place, a gentle slope leads down to the allocated parking bays serving this and other properties in Cairns Court, all monitored by CCTV. To the left of the building, a secure gate provides access to the spacious communal garden, predominantly laid to lawn and bordered by tall hedges for added privacy. A shingle pathway outlines a neat plant bed at the front of the building, while a locked bicycle shed near the entrance offers secure storage for residents.

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>63 D</b>
39-54	<b>E</b>	<b>39 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC HEATING



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