



## Leicester House, Thomas Wyatt Close, NR2

A Two Bedroom City Centre Apartment With Victorian Balcony!

**GUIDE PRICE £255,000 LEASEHOLD (106 Years)**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A UNIQUE HOME WITH TIMELESS CHARACTER!

Set within the modern development of the former Old Norwich Hospital site, this chain free apartment offers far more than most, combining contemporary living with unique period charm! One of its standout features is the private Victorian style balcony, enjoying elevated views over the beautifully maintained communal gardens and tranquil pond.

Inside, the property boasts a bright and spacious open plan kitchen, dining and living area, flooded with natural light and perfectly designed for modern living. Character features such as the impressive original floor to ceiling sash windows add a sense of heritage rarely found in similar developments. Accessed via a secure intercom entry system, the first floor flat is reached either by communal stairwell or lift and comprises an inviting entrance hall, family bathroom, and two generous double bedrooms, with the principal bedroom further benefiting from built in wardrobes and a stylish en-suite shower room. A rare blend of space, character, and setting, this apartment offers a truly special opportunity in a highly regarded Norwich location. All furniture is negotiable.



*“ One of its  
standout features  
is the private  
Victorian style balcony ”*



## Overview

- Open Plan City Centre Apartment
- Private Victorian Balcony
- Overlooking Communal Gardens & Pond
- Two Double Bedrooms
- Principle Bedroom With En-Suite & Built In Wardrobes
- Secure Allocated Parking Space
- Open Plan Kitchen/Living Accommodation
- High Ceilings & Original Floor To Ceiling Sash Windows
- Secure Entry System & Lift Access
- Entrance Hall & Family Bathroom





## Location

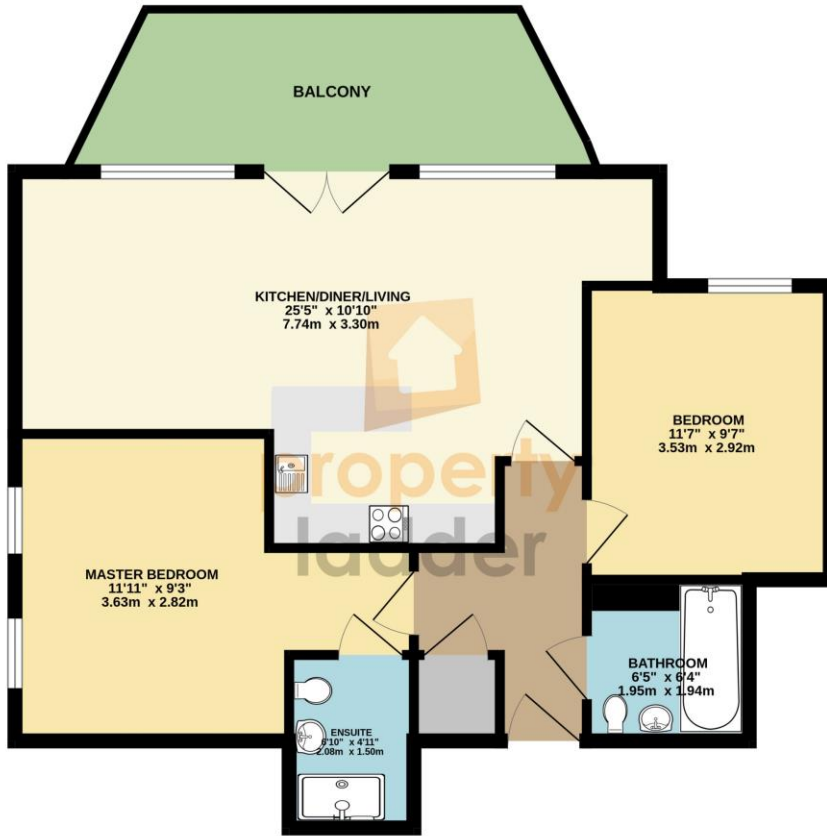
Leicester House, Thomas Wyatt Close, is set within the highly regarded former Norfolk & Norwich Hospital development on the edge of Norwich city centre, offering an exceptional balance of peaceful residential living and immediate urban convenience. Residents benefit from being within walking distance of a wide range of amenities including Chapelfield Shopping Centre, supermarkets, cafés, restaurants, and leisure facilities, as well as the green open spaces of Chapelfield Gardens and nearby parkland. The location is also ideally placed for access to Norwich train station, the historic city centre, and the vibrant Golden Triangle, known for its independent shops and eateries.



## Outside

Externally, the property benefits from a private allocated parking space. Residents also enjoy access to well maintained communal gardens, thoughtfully landscaped to create a peaceful green setting with areas to relax. These attractive shared spaces are cared for to a high standard, enhancing the overall appeal of the development and offering a pleasant outlook from the surrounding apartments.

**GROUND FLOOR**  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.  
 Made with Metropix ©2020

**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND:C**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

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

**BRITISH PROPERTY AWARDS 2025**  
**GOLD WINNER**  
 ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
 propertyladderonline.com

**IMPORTANT NOTICE:** Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.