



**Christopher Close  
Norwich, NR1 2PQ**

**Offers in excess of £160,000**

**claxtonbird**  
residential

## Christopher Close, Norwich, NR1 2PQ

Positioned down a quiet cul-de-sac, this fantastic first-floor one-bedroom apartment offers modern living conveniently located within walking distance of the vibrant City Centre of Norwich. Internally, the property has been modernised to a high standard throughout, making it an ideal turnkey choice for those seeking contemporary urban living. The modern fitted kitchen has been thoughtfully designed and is well equipped with built-in appliances to ensure everyday convenience. Meanwhile, the dual aspect sitting / dining room is bathed in natural light and is the ideal space for relaxation. Throughout the property, you will find original 1930s doors complemented by newly installed ironmongery, adding a touch of elegance and charm. Outside, the private lawned rear garden provides a peaceful sanctuary, offering a tranquil escape from the hustle and bustle of city life.

### Entrance Hall

Entrance door, two generous storage cupboards, loft access, LVT flooring and contemporary radiator.

### Sitting / Dining Room 13'1" x 12'5" (4.00m x 3.80m)

Two double glazed windows to front and side aspect, LVT herringbone floor and contemporary radiator.

### Kitchen 10'2" x 8'2" (3.10m x 2.50m)

Recently fitted kitchen comprising a range of base units with timber effect work surface over, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with inset stainless steel gas hob and extractor hood over, built-in fridge freezer, built-in washing machine, fitted upright larder cupboard, cupboard housing the gas central heating boiler, and two double glazed windows to front aspect.

### Bedroom 13'1" x 11'11" (4.00m x 3.64m)

Double glazed window to rear aspect and contemporary radiator.

### Bathroom 6'0" x 6'10" (1.85m x 2.09m)

Modern white suite comprising bath with mixer tap and shower over, wash hand basin with mixer tap, WC, part-tiled walls, tiled floor, radiator and double glazed window to rear aspect.

### Private Garden

Private south-facing rear garden laid predominantly to lawn with timber shed.

### Agents Note

Council Tax Band A

The gas central heating boiler was installed in 2025

The vendor has informed us of the following lease & parking information:

Lease Length Remaining: 166 years

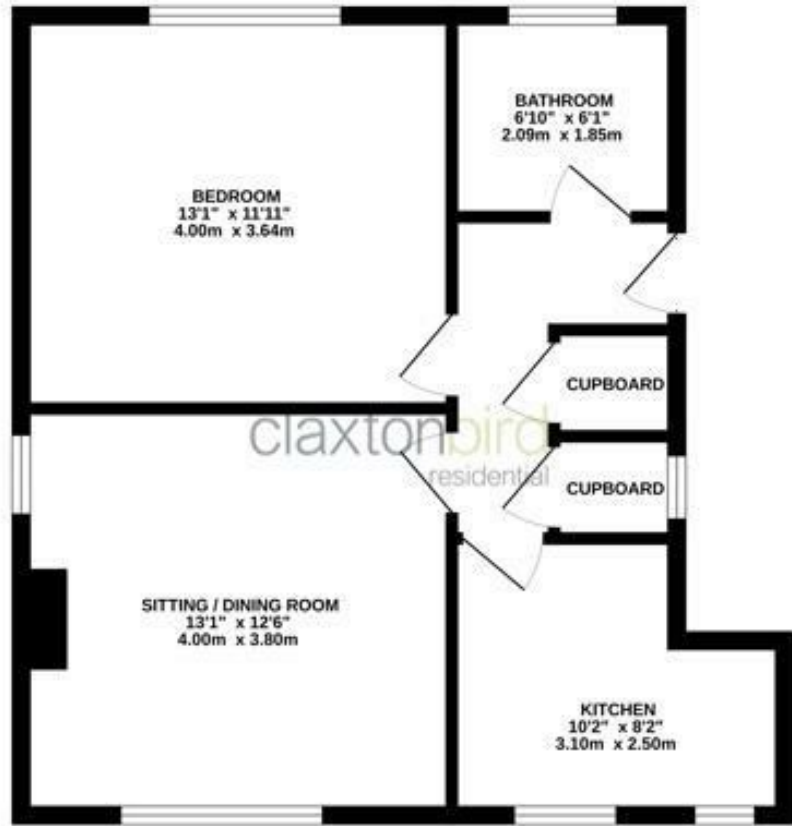
Annual Ground Rent: £0 - peppercorn

Annual Service Charge: £1010.06 for 2026/27 - buildings insurance included

The property benefits from on-street parking entitlement for 2 residents and 1 visitor permit.

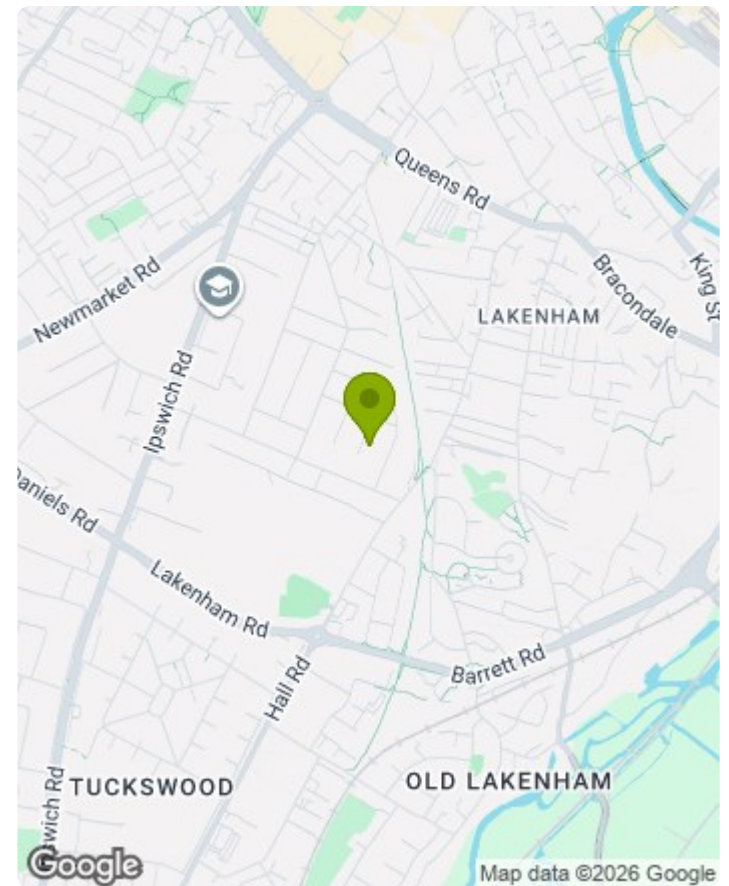


**GROUND FLOOR**  
511 sq.ft. (47.5 sq.m.) approx.



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TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the features contained here, measurements of doors, windows, chimneys and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Marked with M30000 (1/2025)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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