

**76 Paragon Place, Norwich**  
£160,000 Leasehold



**websters.**



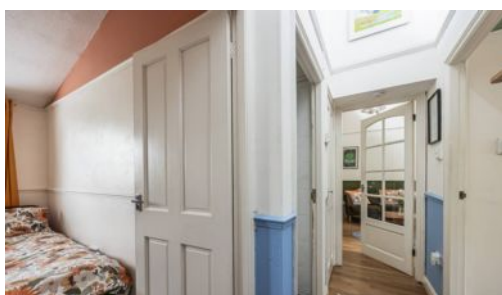
Introducing this exceptional top-floor apartment offering ample natural light and spacious living. Boasting two generously sized double bedrooms, ideal for those seeking comfortable and private accommodation. The kitchen provides a welcoming space for culinary creations, while the modern bathroom promises a refreshing retreat after a long day.

Situated conveniently close to Norwich city centre, this property offers easy access to a multitude of amenities, ensuring every-day convenience. Enjoy the perks of a south-facing balcony ideal for relaxing moments or alfresco dining.

The residence features an open-plan lounge and dining area, perfect for entertaining guests or simply unwinding in style.



- Light And Spacious Top Floor Apartment
- Two Double Bedrooms
- Light Kitchen
- Close To Norwich City Centre
- South Facing Balcony
- Modern Bathroom
- Open Plan Lounge / Diner
- Ample Storage



**Entrance Hall**

Part obscure glazed front door, high level sealed unit uPVC double glazed window to the side aspect, laminate flooring, built in storage cupboard, access to both bedrooms, bathroom and lounge / diner, radiator and picture rail.

**Lounge / Diner**

10' 11" x 17' 10" (3.33m x 5.43m)

Open plan space with a uPVC double glazed door to the balcony, uPVC double glazed window to the side aspect, high level sealed unit uPVC double glazed window to the side aspect, laminate flooring and a radiator. Access to kitchen.

**Kitchen**

10' 11" x 7' 8" (3.33m x 2.34m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor fan over, inset stainless steel sink with mixer tap and drainer, tiled flooring, built in storage cupboard, fitted storage cupboard, uPVC double glazed window to the side aspect, space and plumbing for slim line dish washer and washing machine, space for fridge - freezer, tiled splash back and tiled flooring.

**Bedroom One**

10' 3" x 14' 5" (3.12m x 4.40m)

Double bedroom with large fitted wardrobe, further built in wardrobe, uPVC double glazed window to the side aspect, floor laid to carpet, picture rails and a radiator.

**Bedroom Two**

8' 4" x 10' 6" (2.54m x 3.20m)

Double bedroom with a fitted storage cupboard, uPVC double glazed window to the side aspect, floor laid to carpet, picture rails and a radiator.

**Bathroom**

4' 7" x 10' 11" (1.40m x 3.34m)

Large walk in shower with dual shower heads, tiled backing, glass screen and drying area, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, tiled walls, picture rails and a heated towel rail.

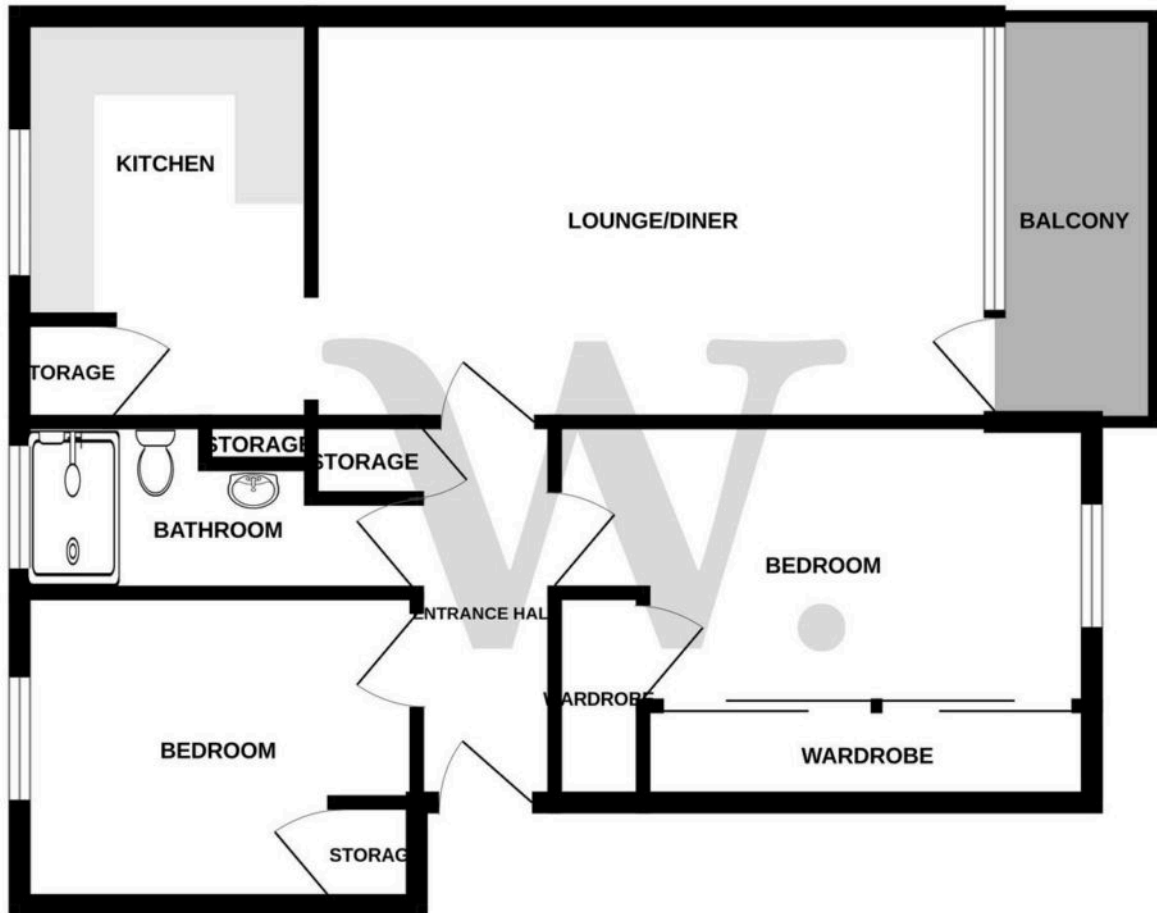
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## GROUND FLOOR



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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