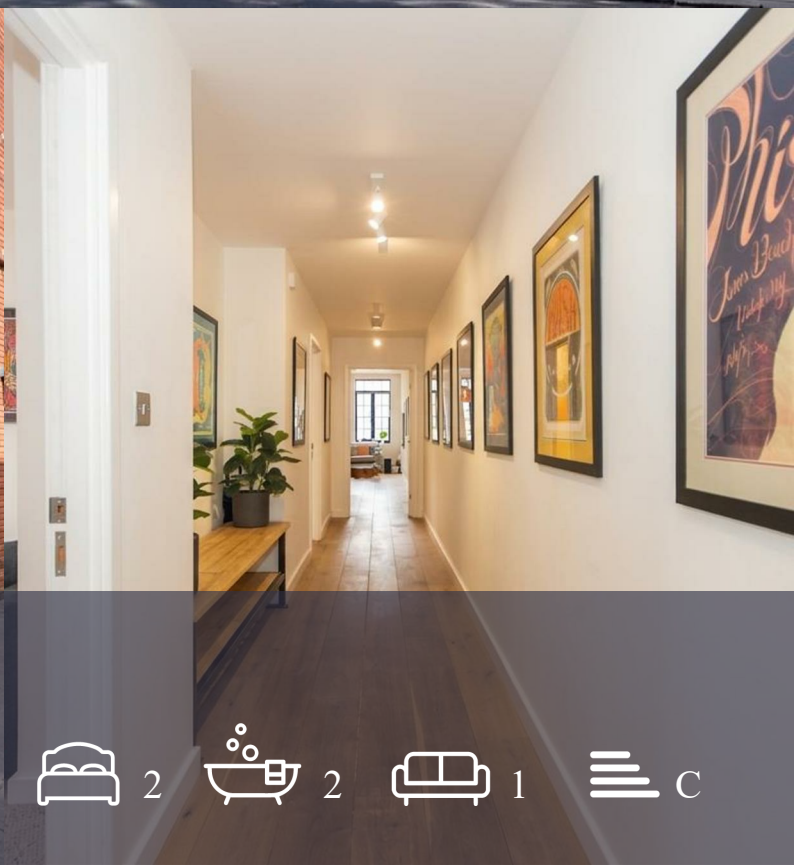
ARLINGTON PARK







8 Old Post Office Court

, Norwich, NR2 1NG

£425,000

2 2 1 C

Presenting an exceptional and highly specified two-bedroom apartment located in the prestigious Old Post Office Court, right in the heart of Norwich city centre. This contemporary property is offered with no onward chain and perfectly balances elegant modern finishes with striking architectural details, offering an uncompromising urban living experience for discerning purchasers. The home boasts luxurious bathrooms, a bespoke fitted home office, and beautifully presented open-plan living spaces.

- Premium two-bedroom apartment situated in a historic and highly sought-after NR2 city centre building.
- Distinctive black Crittall-style windows offering highly unique, direct views of Norwich City Hall, St Peter Mancroft, and Norwich Castle.
- Principal bedroom beautifully appointed with Sharps fitted wardrobes and direct access to a private en-suite bathroom.
- Expansive open-plan reception and kitchen area with high-specification integrated appliances.
- Substantial fitted kitchen island featuring an inset sink and integrated under-counter appliance space.
- Second bedroom intelligently fitted to serve as a home office with a bespoke built-in desk and tall cabinetry.



DETAILED DESCRIPTION

This stunning property has been meticulously designed to offer a modern lifestyle within a historic setting. Upon entering, residents are greeted by a long, well-lit entrance hallway finished with premium wide-plank engineered wood flooring that flows seamlessly into the main living spaces. The intelligent layout includes a conveniently located separate WC leading into a Jack and Jill bathroom connecting into bedroom 2.

At the front of the property, the expansive open-plan reception room and kitchen provide a spectacular space for relaxing and entertaining. The contemporary kitchen features sleek white handleless cabinetry, a contrasting green subway tile splashback, and a substantial central island with an inset sink. A standout feature of this property is the second bedroom, which has been expertly fitted to serve as a dedicated home office, complete with a large built-in desk, under-desk drawer storage, and bespoke floor-to-ceiling shelving. The principal bedroom is neutrally decorated and benefits from Sharps fitted wardrobes and direct access to its own private en-suite.

The main family bathroom has been completed to an exceptional standard, featuring a luxurious freestanding oval bath, a separate walk-in shower with a sleek glass enclosure, a floating basin, and beautiful marble-effect tiling. Throughout the apartment, distinctive black Crittall-style windows add a touch of industrial-chic character while ensuring the rooms are bright and inviting. These unique windows frame picturesque, direct views of iconic local landmarks, including Norwich City Hall, the historic St Peter Mancroft church, Norwich Market and Norwich Castle. Comfort is assured year-round as the property has underfloor heating throughout powered by a gas combi boiler.

COMPLIANCE AND KEY INFORMATION

Tenure: The property benefits from the share of freehold.

EPC Rating: C

Council Tax Band: C

Local Authority: Norwich City Council

Broadband: Superfast and Ultrafast broadband connections are available in this NR2 postcode area.

Material Information: Connected to mains water, electricity, gas, and drainage. Please contact the agent to confirm specific lease details and any associated service charges.

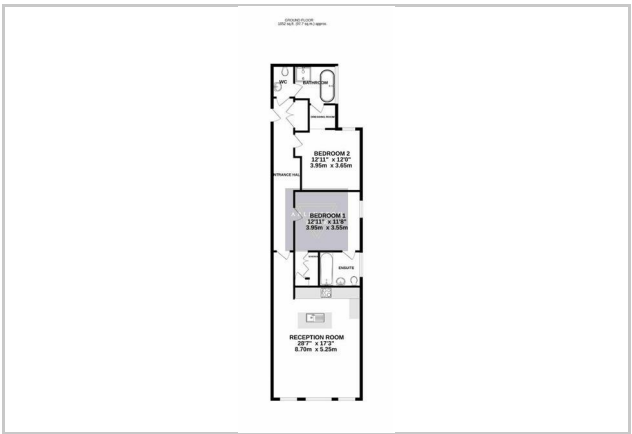
LOCAL AREA AND FACILITIES

Situated in the highly desirable NR2 postcode, Old Post Office Court offers unparalleled access to everything Norwich has to offer. The property is located directly adjacent to the city's famous open-air market, City Hall, and the vibrant array of independent boutique shops, cafes, and award-winning restaurants located throughout the Norwich Lanes. Essential amenities and popular leisure facilities, including Chapelfield Gardens, Chantry Place shopping centre, and the Theatre Royal, are well within a short walking distance. The area is served by excellent transport links, with local bus routes operating from the nearby city centre hubs, and Norwich Railway Station is easily accessible for direct commutes to London Liverpool Street and Cambridge. For families or professionals in education, the property is conveniently located near well-regarded schools such as Jane Austen College and Notre Dame High School.

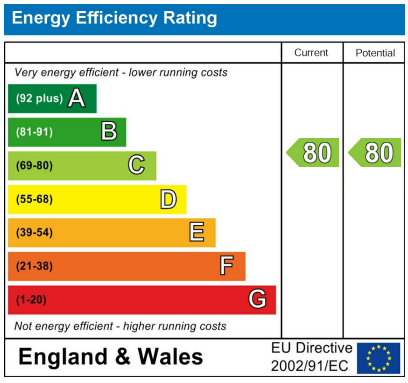












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