

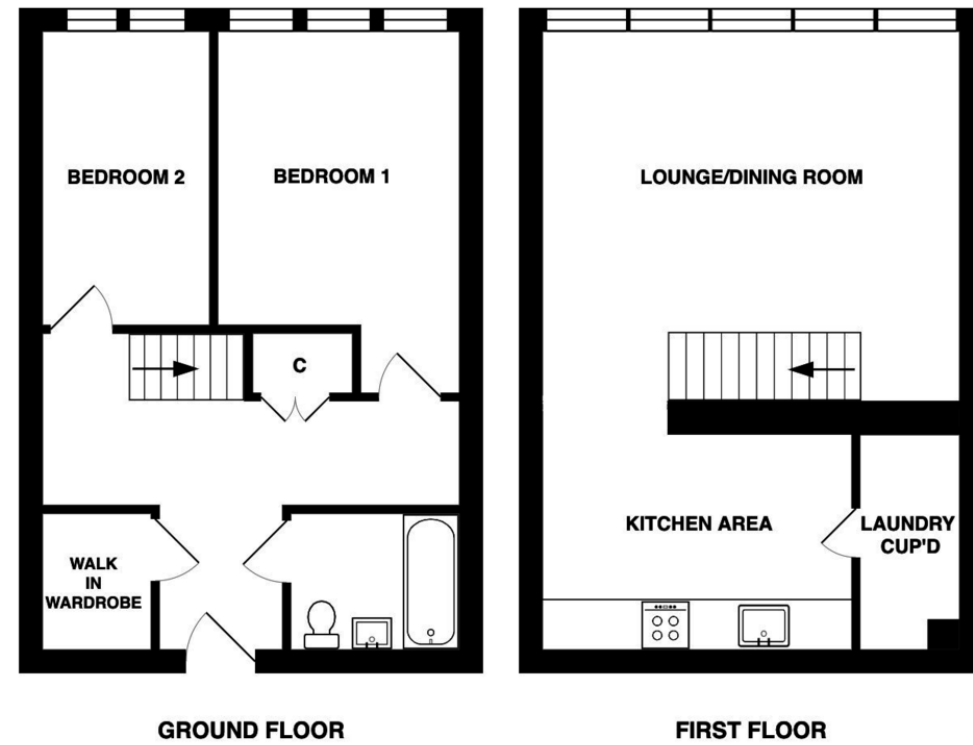
### We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

### Directions

Proceed on foot from the office, turn right onto Bank Plain and continue for a short distance. Turn left into Bank Street and then left into Upper King Street where St. Cuthbert's House will be found directly ahead.

### Floor Plan



GROUND FLOOR

FIRST FLOOR

Total Area: 78.1 m<sup>2</sup> ... 841 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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# watsons

18 Meridian Way, Meridian Business Park,  
Norwich, Norfolk, NR7 0TA

01603 619916

[norwich@watsons-property.co.uk](mailto:norwich@watsons-property.co.uk)

[watsons-property.co.uk](http://watsons-property.co.uk)

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# watsons



home for sale

**Flat 9 St Cuthberts House, 7 Upper King Street  
Norwich, NR3 1FA**

Guide Price

**£200,000**

Leasehold

Located in the heart of the city centre is this modern and spacious two bedroomed split level apartment which is being offered with No Onward Chain.

Viewing strictly by  
prior arrangement  
with the agents

01603 619916

- Modern Split level Apartment • Ideal First Purchase • Open Plan Lounge/Dining
- Separate Kitchen Area • Stylish Bathroom • Convenient City Centre Location
- Double Glazed Throughout • Ample Storage • NO ONWARD CHAIN • (Ref: ER20447)

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Regulated by RICS



#### Location

Norwich city centre is a thriving central district famous for its period buildings, cathedral, castle and excellent shopping facilities which include two indoor malls, a daily market and a wide variety of retailers. The city also boasts an excellent range of restaurants, bars and coffee shops along with a choice of both theatres and cinemas. The city also has a mainline rail station with a wide range of services including a 90 minute service to London Liverpool Street.

#### Description

St Cuthbert's House was a prominent office building constructed over four storeys and basement which has undergone a full re development program in the heart of the City Centre. Behind the modest facade, St Cuthbert's house is in keeping with the historic buildings on Upper King Street.

This 2 bed lower level apartment is split over two floors and is furnished with modern fittings throughout. Upon entering the property is a spacious entrance hall, ground floor stylish bathroom, two bedrooms and ample storage. On the upper level is an open plan living room/dining room giving a light and airy space with a separate kitchen area and laundry room. The property has USB plug charging docks in all rooms.

This property is not one to be missed! It truly is LOCATION, LOCATION, LOCATION!! Call now to view - internal inspection is strongly recommended.

The accommodation comprises:-

#### Communal Entrance Hall

St Cuthbert's House has a secure communal entrance leading off Upper King Street.

The flat's own door leads off a communal landing into:

#### Entrance Hall

Oak laminate flooring, stairs to first floor, radiator and understairs storage. Door to bathroom and door into walk-in wardrobe with hanging and drawer space, inset ceiling light and doors to:

#### Bedroom 1

14' 7" x 9' 9" (4.44m x 2.97m) Side aspect double glazed window, radiator and oak laminate flooring.

#### Bedroom 2

11' 5" x 6' 9" (3.48m x 2.06m) Side aspect double glazed window, oak laminate flooring, radiator and wall lights.

#### First Floor

#### Open Plan Lounge/Dining Area

17' 2" x 16' 1" (5.23m x 4.9m) Side aspect double glazed window, radiator, telephone point, TV point, wall lights, oak laminate flooring with opening into:

#### Kitchen Area

12' 5" x 5' 11" (3.78m x 1.8m) Fitted kitchen with wall and base units, grey gloss soft closing doors, inset stainless steel sink with mixer tap, integrated electric oven with electric hob over, cooker hood, integrated fridge freezer, oak laminate flooring and part tiled. Door into airing cupboard/laundry room

#### Services

All main services connected.

#### Local Authority/Council Tax

Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH  
Tel: 0344 980 3333  
Tax Band: C

#### EPC Rating

The Energy Rating for this property is C A full Energy Performance Certificate is available on request.

#### Tenure

Lease is 125 Years from June 2017  
Ground Rent £300 Per Annum.  
Service Charges £2199 Per Annum (Year 2022) This is paid quarterly.

#### Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

#### Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.