



## 5 SCHOLARS COURT

14 Oak Street, Norwich, Norfolk, NR3 3AE

£495,000

**BROWN & CO**

# 5 SCHOLARS COURT

14 Oak Street, Norwich, Norfolk, NR3 3AE

**An impressive three bedroom duplex apartment with character in abundance on two floors of a converted school in a secure gated environment with an allocated parking space and a communal courtyard garden.**

## DESCRIPTION

Number 5 Scholars Court is a superb apartment offered in excellent order with fine views across the medieval quarter of Norwich City Centre. The apartment boasts well-presented accommodation on the 2nd and 3rd floors of this lovely building.

The property has been subject to some major improvements since ownership began in September 2018 with the installation of a brand-new kitchen with a range of high-quality integrated appliances and a new boiler, brand new shower room on the second floor and en-suite bathroom on the third floor, new blinds, carpets, various fitted shelving and the replacement of the front and balcony doors.

The main living/dining room is a super feature of the property with an open fireplace, part vaulted ceiling and doors leading out to a balcony. The third bedroom is currently used as a second sitting room/study and is conveniently positioned across the hall from a shower room. On the third floor are two double bedrooms with an en-suite bathroom to the master bedroom and a mezzanine dressing area overlooking the living room. The property has gas central heating and there is a security entry system to facilitate access to the development and communal entrance hall with sensor lighting.

To the outside there is a courtyard communal garden which is private, and there is a cellar which offers further storage. The parking space is available to the front via the gated entrance. The property benefits from gas central heating and there is a security entry system to facilitate access to the development and communal entrance hall with sensor lighting.



## LOCATION

Scholars Court is conveniently located for access to Norwich city centre where there are excellent shopping facilities, restaurants, cafés and pubs, theatres and cinemas and all of the amenities you would expect in a vibrant city.

## DIRECTIONS

From Duke Street (one way traffic) proceed northbound over the river and take the first turning on the left into St Mary's Plain. Follow St Mary's Plain to the T-junction and turn left into Oak Street, following the road along and Scholars Court will be found on the left-hand side. There are time limited Pay and Display parking spaces in the area.

## ACCOMMODATION

**COMMUNAL ENTRANCE HALL** Security entry system. Stairs to upper floors. Sensor lighting.

On the Second Floor:-

### COMMUNAL LANDING

**ENTRANCE HALL** New fireproof front door. New Karndean flooring. Radiator. Security entry phone. Built-in under stairs storage cupboard. Staircase to third floor landing with a radiator on the half landing. Coving.

**LIVING/DINING ROOM** Amtico flooring, built in part glass cabinets, Open fireplace with wood burner on a raised marble hearth extending on either side of the chimney breast. Three radiators. Television point. Coving. Part vaulted ceiling with two Velux skylight windows (electric blind to west facing Velux window). Two double glazed sash style windows to front aspect. New double-glazed door to balcony measuring (13'1" x 5'3") with a tiled floor, new vertical radiator, made to measure curtains and blinds. Installation of DAB aerial, new sky satellite dish.

**KITCHEN** Karndean flooring, corian worktops with cupboards and drawers below, sink with mixer tap. Range of integrated appliances (installed in 2018) including dishwasher, condenser washer dryer, Bosch fridge/freezer, Bosch double oven, extractor fan, Inset 4 ring induction hob. Integrated gas combination boiler. Radiator. Telephone point. Double glazed window to rear aspect.

**BEDROOM 3/STUDY** Amtico parquet style flooring. Radiator. Coving. Double glazed window to rear aspect.



**SHOWER ROOM** Karndean flooring, fully tiled walls and a new shower cubicle with mirror waterfall shower (installed in 2018), WC. Pedestal wash basin. Shaver point. Chrome towel radiator. New extractor. Inset ceiling spotlights.

On the Third Floor:-

**LANDING** Radiator. New carpet flooring to stairs and landing, Inset ceiling spotlights. Coving. Velux skylight window.

**BEDROOM 1** Radiator. Television point. Vaulted ceiling with exposed timbers and two Velux skylight windows with new blinds. Single glazed window to front aspect. Part glazed stripped pine panelled doors to the mezzanine level. Loft space with purpose-built heavy-duty ladder.

**MEZZANINE LEVEL** Open fronted wardrobes on either side, two shelved cupboards fitted either side of the door by current owners.

**EN-SUITE BATHROOM** Shower room with fully tiled walls comprising sliding door shower cubicle with marble effect background and mirror waterfall shower, vanity wash basin, WC. Karndean flooring. Towel radiator. Shaver point. Velux skylight window with blind (installed in 2018)

**BEDROOM 2** Radiator. Built-in wardrobe. Window to side aspect. Double glazed Gothic style window to rear aspect.

**OUTSIDE** Electric gates open to a parking area in front of the building and there is one allocated parking space. The communal courtyard garden is well maintained and used by residents for barbecues. CCTV covering the car park area.

**TENURE** Leasehold – details of the lease and service charge are available on request. Please note that the purchaser of the apartment will own a 1/8th share of the freehold.

#### AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

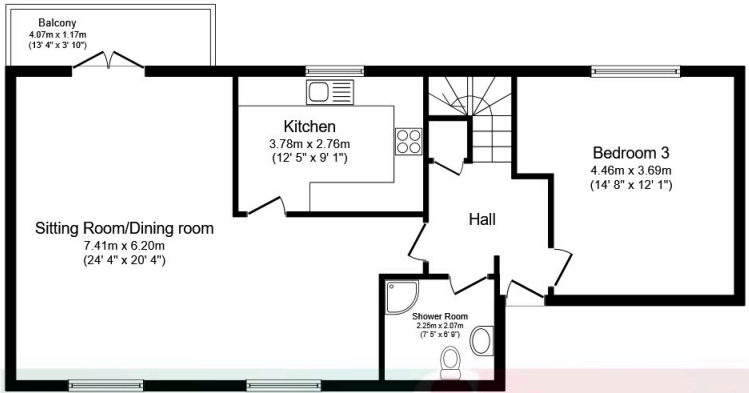
**BROWN & CO**



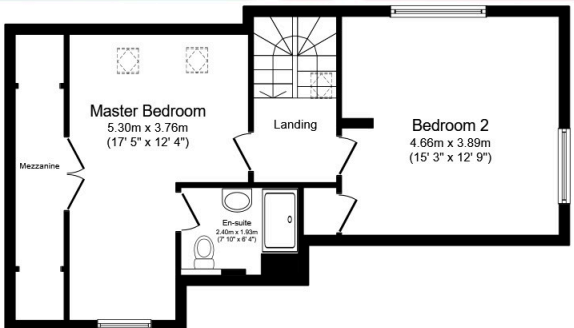
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in Particulars Dated January 2021. Ref. 033072



**Ground Floor**



**First Floor**

**Total floor area 137.0 sq. m. (1,475 sq. ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com

The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
 01603 629871 | norwich@brown-co.com

