



## FLAT 3 THE LEATHER HOUSE

St George's Street, Norwich, Norfolk, NR3 1AB

Offers In Excess of £260,000

**BROWN & CO**

## FLAT 3 THE LEATHER HOUSE

St George's Street, Norwich, Norfolk, NR3 1AB

### DESCRIPTION

No.3 The Leather House is a most attractive two-bedroom apartment beautifully positioned within a prime residential area in the centre of Norwich. The apartment boasts spacious accommodation and enjoys delightful views across Colegate and St Georges Street.

The property is located on the first floor with access from the communal hall into a spacious entrance hall. The sitting room, kitchen breakfast room, two double bedrooms and a bathroom are located off the hall with a particular feature to the property being the light and airy sitting room which enjoys dual aspect views. Both bedrooms feature fitted wardrobes whilst the kitchen was renovated in 2020 and the bathroom in 2021, both enjoying a range of modern fittings.

In addition, there is secure access from St Georges Street and a lift.

The buyer of this apartment may have the opportunity to rent a parking space within the local area. More details regarding this can be discussed with the selling agent.

Services: Main's electric, mains water, mains drainage.

Tenure – Leasehold.

Lease length – 90-year lease, plus an additional 90-year extension which has been agreed and going through. Total – 180-year lease.

Ground rent – £100 per annum. Next increase will be in 2034 and will increase to £150 per annum.

Services charges – £2484.80 per annum.

### LOCATION

No. 3 The Leather House is positioned within a prime residential area within the medieval quarter of Norwich City Centre and features a great selection of restaurants, bars, coffee shops and galleries. You are also within walking distance of Norwich's landmarks and main sights.

### DIRECTIONS

From Tombland by the Cathedral proceed to the lower end of Tombland and continue straight on to the left of the Maids Head Hotel into Fye Bridge Street. Proceed over the bridge and take the first turning on the left into Colegate. Proceed along Colegate and at the junction with St George's Street turn left and the property will be found on the right hand side, to the right of The Last Wine Bar. There are time limited Pay and Display car parking spaces on Colegate.

### 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)



# St. Georges Street, Norwich, NR3

Approximate Area = 879 sq ft / 81.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Brown & Co. REF: 740837

## 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: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in Particulars Dated July 2021. Ref. 035815

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

**BROWN & CO**