

FLAT 3 THE LEATHER HOUSE

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

Offers In Excess of £260,000



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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:

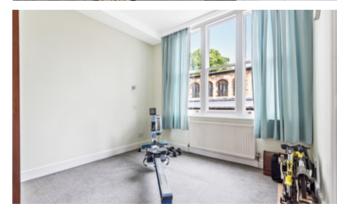
 The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
Intending buyers will be asked to produce original Identity Documentation and Proof of Address before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

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









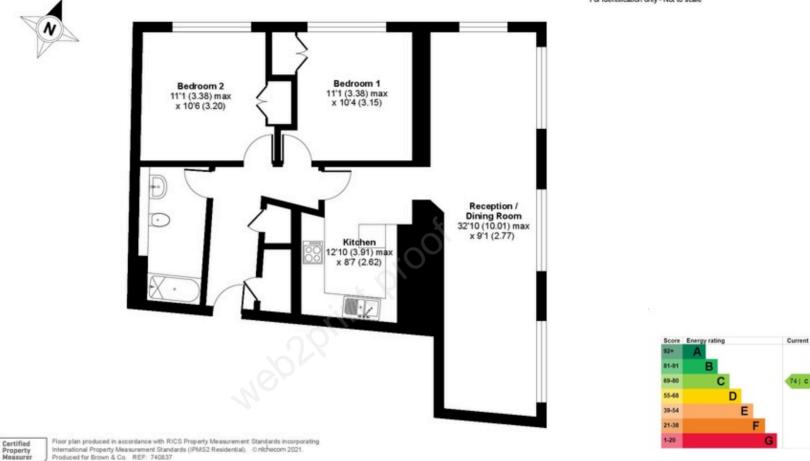
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St. Georges Street, Norwich, NR3

Approximate Area = 879 sq ft / 81.7 sq m For identification only - Not to scale





International Property Measurement Standards (IPMS2 Residential). © ntchecom 2021. Produced for Brown & Co. REF: 740837

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Potential