



Surrey Street, Norwich

Guide Price £185,000 Leasehold

Energy Efficiency Rating : D

- ✓ Top Floor Apartment
- ✓ Iconic City Centre Building
- ✓ Located In The Heart Of Norwich
- ✓ Lift Access To All Floors
- ✓ Spacious Open Plan Accommodation
- ✓ Impressive Double Bedroom
- ✓ Character Features Retained
- ✓ Ideal Buy To Let Investment

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! Located within this iconic **GRADE II LISTED** building within the **CITY CENTRE** is this one bedroom, third floor apartment offering **EXCELLENT CITY LIVING** with **GENEROUS** accommodation. The property can be accessed from the front or rear and has lift and stair access to all floors. The apartment comprises a secure intercom entry system into entrance hall, 19' **SITTING/DINING ROOM** opening into the fitted kitchen. There is also a 19' **BEDROOM** with cast iron **FIREPLACE** to the rear as well as a bathroom accessed off the hallway. The property benefits from original sash windows, gas central heating and is presented in good order. The property would make an ideal city centre based apartment or rental investment. There is no parking available with the apartment although parking can be found nearby within multi-storey car parks where annual passes can be obtained.

LOCATION

Situated just off Timberhill, which is within the heart of the Norwich City Centre. Within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

WALKING DIRECTIONS

You may wish to use your Sat-Nav (NR1 3NX), but to help you... From St Stephens, in Norwich, join Westlegate and follow up the hill heading towards 'John Lewis', turn right onto All Saints Green following to the crossroads with Surrey Street where the property can be found immediately ahead.

The apartment is located on the third floor via either stairs or lift access.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, electric fuse box, intercom system, smooth coved ceiling, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C. with hidden cistern, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, wall mounted vanity mirror, extractor fan, tiled flooring, heated towel rail, smooth coved ceiling.

SITTING/DINING ROOM

19' 5" x 16' 3" (5.92m x 4.95m) Fitted carpet, radiator x2, sash window to front x2, television point and telephone points, thermostat heating control, smooth coved ceiling, opening to:

KITCHEN

9' 3" x 7' (2.82m x 2.13m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan over, integrated fridge freezer and dishwasher, space for washing machine, under cupboard lighting, tiled flooring, radiator, sash window to front, smooth coved ceiling.

DOUBLE BEDROOM

19' 5" x 11' 9" (5.92m x 3.58m) Feature fireplace, fitted carpet, radiator, sash window to rear, wall mounted gas fired central heating boiler, smooth coved ceiling, security door leading to communal hallway.

AGENTS NOTE

Lease details: we understand that the lease was 125 years from 2004 when converted meaning there is approximately 107 years remaining. Ground is charged at £250 PA. There is also a service charge of £1,913.64. The property is Grade II Listed.





Floor Plan
Approximate Floor Area
726 sq. ft
(67.44 sq. m)

Approx. Gross Internal Floor Area 726 sq. ft / 67.44 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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