



8 Amelia House

Colegate, Norwich, Norfolk, NR3 1DD

BROWN & CO



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Four bedroom duplex apartment with delightful city views.

Offered to market with no onward chain.

£385,000



DESCRIPTION

No 8, Amelia House comprises a most attractive four-bedroom penthouse duplex apartment positioned within the medieval quarter of Norwich. The whole is a super opportunity being located on the top floor enjoying fine views across the city.

The property is accessed via a communal staircase or lift. The accommodation is well arranged on two floors and comprises a spacious entrance hall, four double bedrooms with an en-suite to the principal bedroom. Three of the bedrooms benefit from fitted wardrobes and there is a family bathroom.

To the first floor the property enjoys a wonderful open plan feel with the incorporation of the kitchen/breakfast dining room. The sitting room is a fine space being vaulted and enjoys access out to the roof garden with its delightful views.

Parking is available via permit.

The whole is offered to market with no onward chain.

Services – Mains water, mains electricity (electric heating), mains drainage, gas is available in the building. Council tax band D.

Tenure - This is a leasehold property with 87 years remaining. There is a service charge of £3,246 per annum and ground rent of £100 per annum. Parking is available via permit.

LOCATION

The property 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. The entrance to the property is along Colegate just past St Georges Street. There are time limited Pay and Display car parking spaces on Colegate.

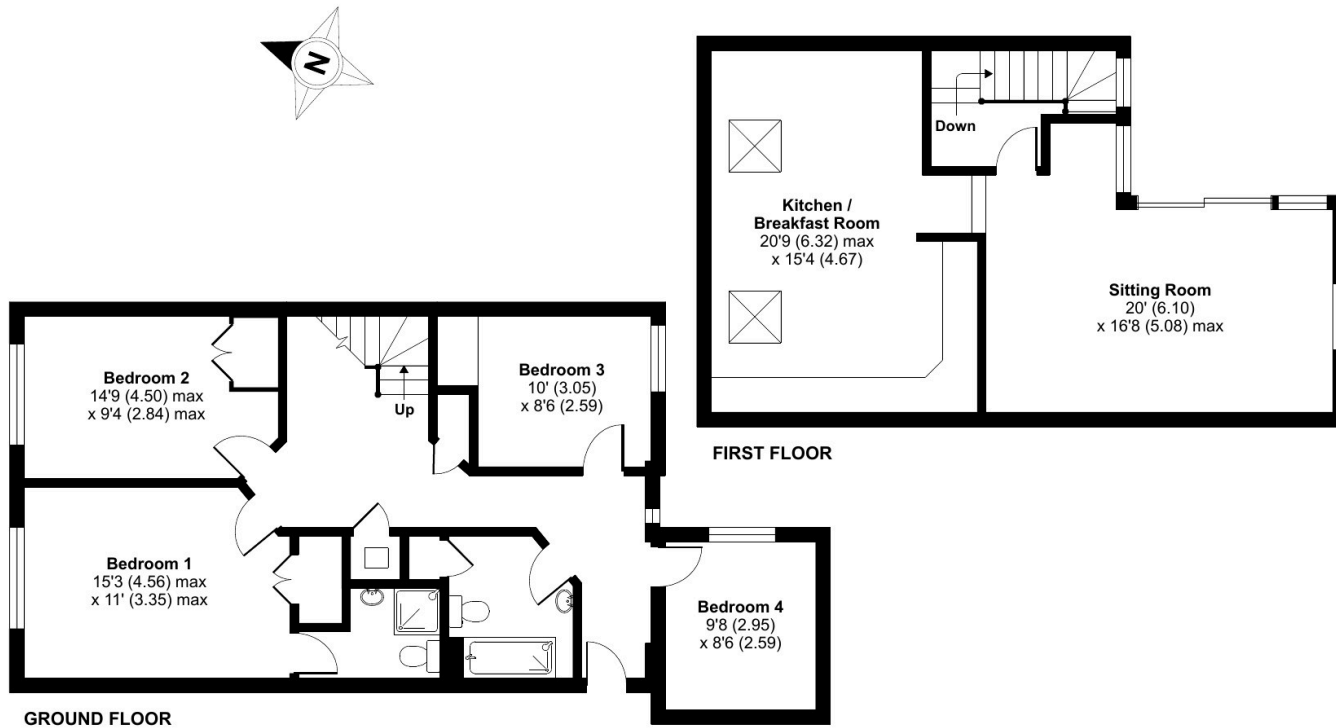
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

Amelia House, Colegate, Norwich, NR3

Total = 1473 sq ft / 136.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Co. REF: 902906

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