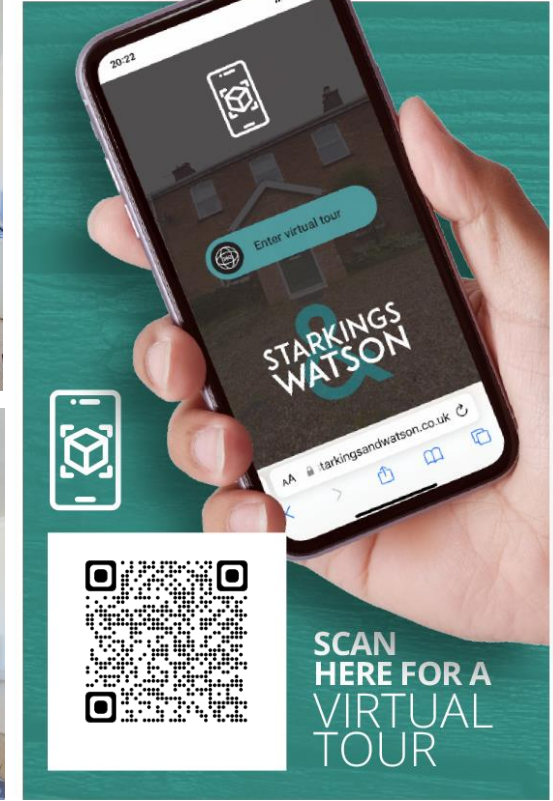


SURREY STREET Norwich NR1 3NX

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- No Onward Chain
- Grade II Listed Mansion Block
- Approx. 1300 Sq ft Apartment
- Two 19' Reception Rooms
- Sitting Room with City Views
- En Suite Bathroom & Shower Room
- Two Double Bedrooms
- Allocated Parking to Rear

IN SUMMARY

NO CHAIN. With OPEN PLAN SPACES, period features and benefiting from ALLOCATED PARKING in the bustling NORWICH CITY, this is truly CITY CENTRE LIVING at its FINEST. The accommodation spans almost 1,300 SQ FT (stms) according to the EPC and it is RATED 'C' meaning it can be let with others in the block achieving £1,500.00 PCM. The property is suitable for PURCHASERS OF ALL AGES with a WHEELCHAIR ACCESSIBLE LIFT taking you from the PARKING to the SECOND FLOOR. The GRADE II LISTED MANSION BLOCK boasts characterful accommodation with the apartment itself laid out with TWO DOUBLE BEDROOMS, a sitting room, KITCHEN/DINING ROOM, entrance hall and inner hall, SHOWER ROOM and separate EN SUITE BATHROOM leading from the main bedroom. Parking can be found to rear and the property is in walking distance to the BUS STATION and the WEALTH OF SHOPS available in NORWICH ITSELF.

SETTING THE SCENE

Approaching the property via Surrey Street, there are steps leading to the entrance door with a secure intercom and key entry. Once inside, stairs lead to all floors of which this property is on the second floor.

There is also another access to rear near the car parking with a lift which provides access to the apartment.

THE GRAND TOUR

Stepping inside, there is a hallway with a coat and boot storage cupboard. Doors then lead to the first of the two double bedrooms and a door into the sitting room. There is fitted carpet underfoot in the bedroom and this room has a window facing to front and high ceilings in keeping with the period in which this home was built. The sitting room features two further windows, both sash and facing to front. The space is large enough for just soft furnishings but could also double as a home office if required. The next room is the kitchen/dining room which has a central island with wood effect flooring, kitchen cabinets at wall and base level with integrated washing machine, dishwasher and fridge/freezer. Continuing through the accommodation there is an inner hall with a shower room and the access to the lift and parking. Finally the main bedroom which is substantial in size and has plenty of room for built in or freestanding bedroom furniture with windows facing to side and rear finished with an ensuite bathroom, including a roll top bath.

THE GREAT OUTDOORS

Allocated parking can be found to the rear of the building along with a bike store.

OUT & ABOUT

The property is situated just off Timberhill and St. Stephens Street in the heart of the Norwich City Centre near John Lewis and the Bus Station for convenient access to all corners of Norfolk and transport to London, Cambridge and further afield. Within convenient walking



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distance to the football ground and Riverside complex with the train station nearby for connecting to London Liverpool Street. Norwich is home to a wide range of pubs, cafes, restaurants, cinema and bars which can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 3NX

What3Words : ///wonderfully.method.town

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

ADDITIONAL HISTORY

The 18th Century Mansion block designed by renowned architect Thomas Ivory who also designed many other Georgian buildings like the iconic, stunning Assembly House on Theatre St. The conversion has retained the large proportioned rooms known of the Georgian period. This stunning property was also once occupied by renowned botanist James Edward Smith, who displayed his work in this very property, and is now displayed in the Linnaean Society of London.

AGENTS NOTE

The property is offered leasehold with a remaining 101 years. The Ground rent is charged at £250 PA and the service charge is approximately £3255 PA - divided and paid monthly. With a Council Tax Band D there is an estimated annual price of £2085

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

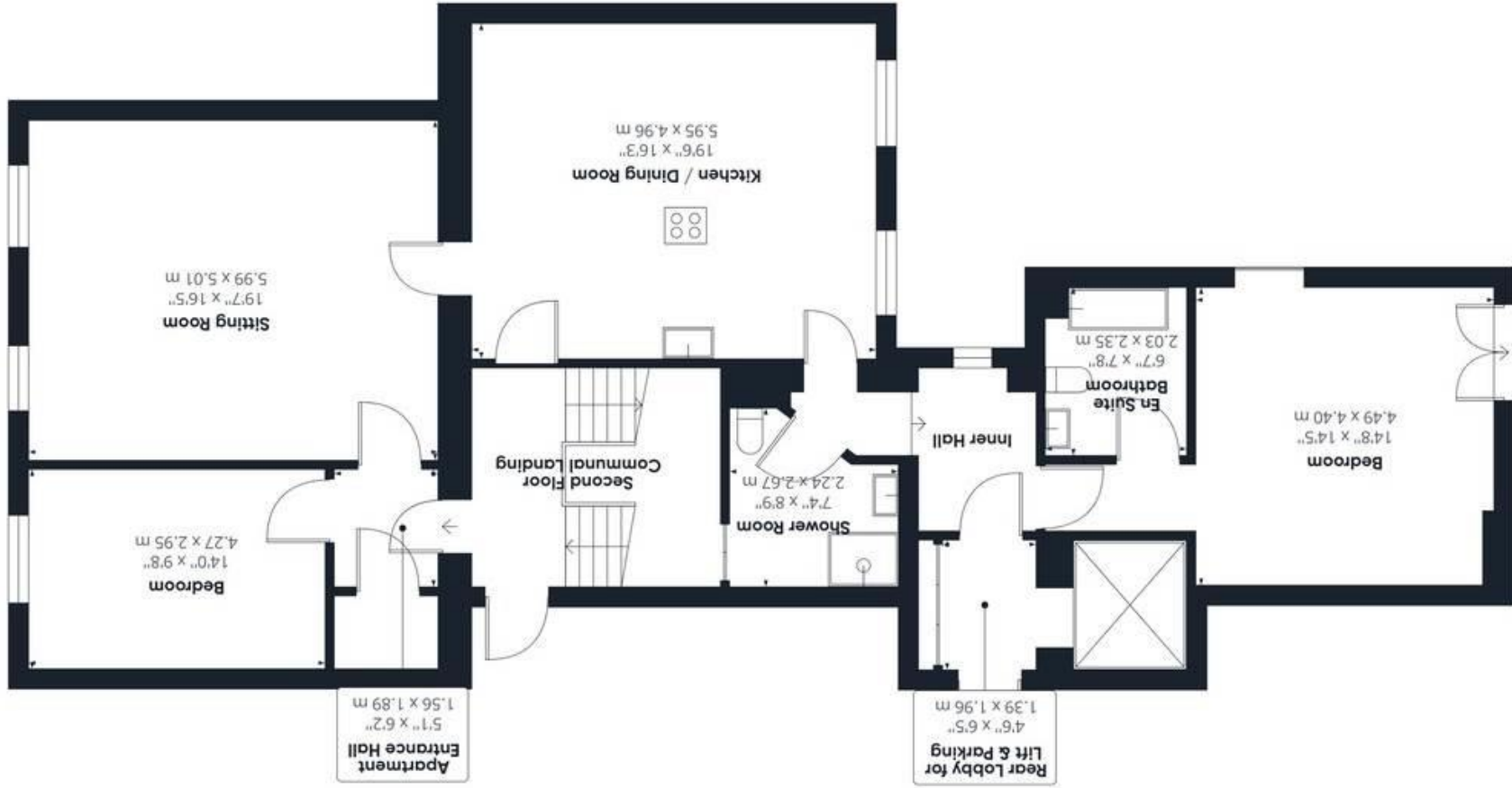
Price:



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Floor 1



(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Approximate total area (1)
1426.12 ft²
132.49 m²

HYBRID ESTATE AGENTS

