



THE STORY OF

166 King Street

Norwich, Norfolk

SOWERBYS



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166 King Street

Norwich, Norfolk
NR1 1QH

Grade II Listed Property

Fine Duplex Apartment

Wonderful Sitting Room with Wood-Burner

Well-Fitted Kitchen/Breakfast Room

Modern Wet Room

Two Characterful Vaulted Bedrooms

Raised South-West Facing Terrace

Popular Location a Stone's Throw from the City Centre

Offering an exceptional lifestyle in the heart of the city, 166 King Street is a Grade II listed duplex apartment. It provides a unique living experience with its fine features and charming atmosphere.

Step inside and be greeted by a delightful sitting room adorned with a wood-burning stove, creating a cosy and inviting ambiance. The room is beautifully brightened by painted floorboards, adding a contemporary touch. The well-fitted kitchen/breakfast room is perfect for the keen cook, with

space for a table.

The entrance hall features a lovely display area under the stairs, adding a personal touch to the home. Additionally, a modern wet room adds convenience and style.

Upstairs, the first floor reveals two characterful vaulted bedrooms which exude charm and offer ample natural light. The spacious landing adds to the sense of space and provides a versatile area.

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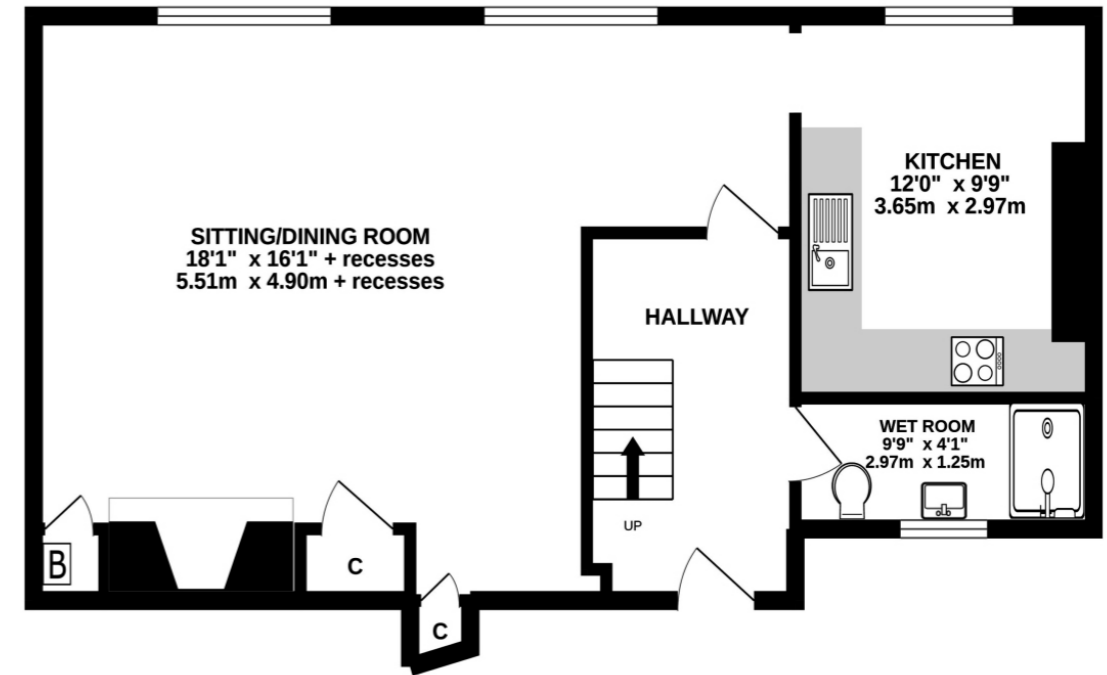
One of the stand-out features of this home is the raised south-west facing terrace, accessed through steps at the rear. This sun-soaked outdoor space is a haven for relaxation, where you can bask in the sunshine with a good book or entertain friends and family. It offers a wonderful extension to the living area, providing an ideal spot for alfresco dining or simply enjoying the fresh air.



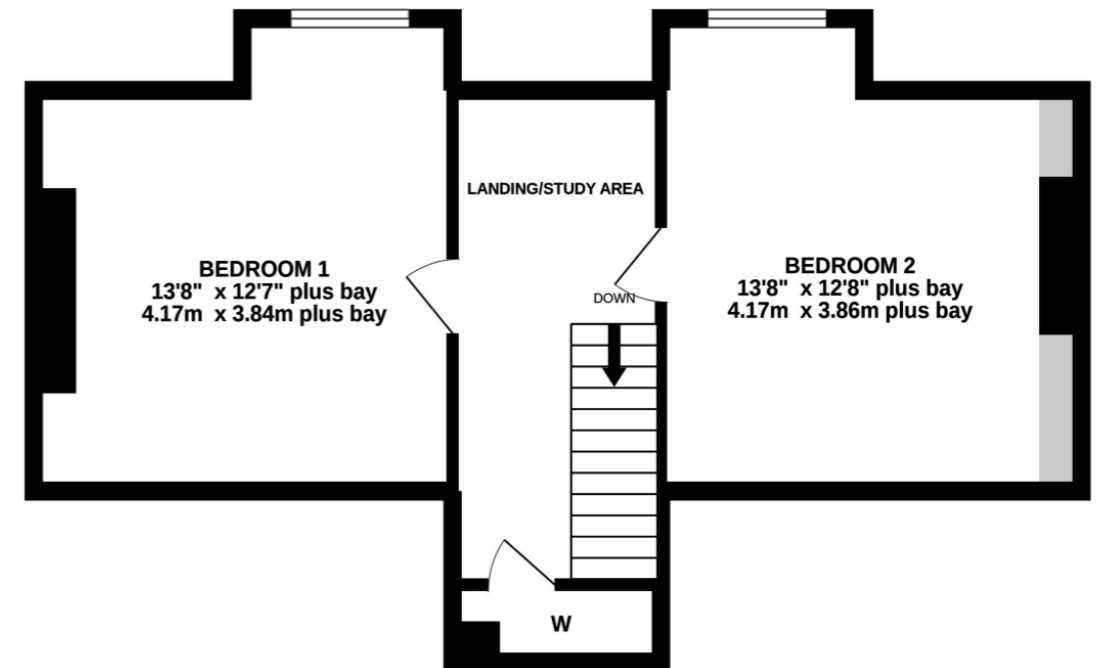
With its fine duplex layout, this apartment provides both comfort and functionality. 166 King Street's excellent location, close to the city centre, makes this a property ideal for those seeking a vibrant urban lifestyle in this popular and historic city.



FIRST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy

as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafés, you'll be led toward the 1,000-year-old Norwich Cathedral.

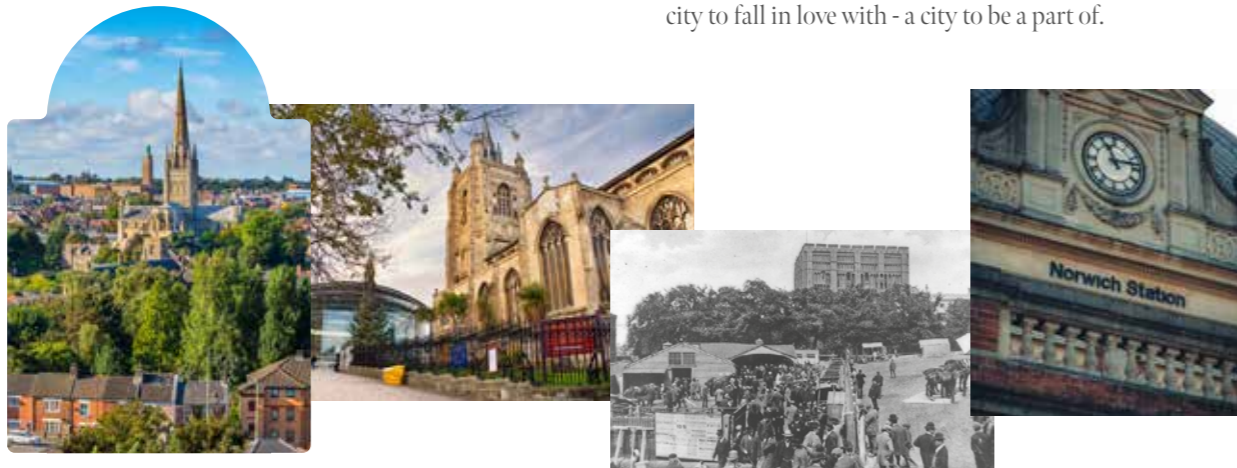
King Street is a calm and historic street in the

heart of the city centre. It is home to a variety of independent shops, two cafés, as well as a number of cultural attractions, including the National Centre for Writing - located in an ancient merchant's trading hall, Dragon Hall.

The street has a long and rich history, dating back to the 12th century. It was once home to a number of important buildings, including the Benedictine priory of St. Julian, which was founded in 1096. The priory was dissolved in 1538, but its ruins can still be seen today and The Old Music House is believed to be the oldest surviving house in the city. In the 18th and 19th centuries, King Street became a popular shopping destination. A number of grand Georgian and Victorian buildings were constructed along the street, many of which still stand today. The street was also home to a number of pubs, which were frequented by sailors and merchants. Access from the street, to nearby shops, can be easily found with footbridges over the River Wensum.

When the bright lights call, there's easy access to the train station from King Street. Trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



"It's been lovely having riverside walks and the cathedral so close by."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Leasehold. Service charge and ground rent £235 per annum. Remaining lease 96 years.

LOCATION

What3words: ///body.renew.pirate

AGENT'S NOTE

Permit Parking. Chance to rent a garage for additional parking from the council at £35 per month.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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