



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

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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.

The property has a recently installed roof, featuring top-tier insulation throughout. Roofers have skilfully integrated Actis Hybris insulation between the primary roof rafters in the sloping ceiling space. This innovative product adapts seamlessly to the original timber structure. For the dormer's sloping ceiling, a 50mm foil-faced rigid insulation has been applied, while the flat ceiling sections have been augmented with at least 300mm of glass-wool combi loft insulation.

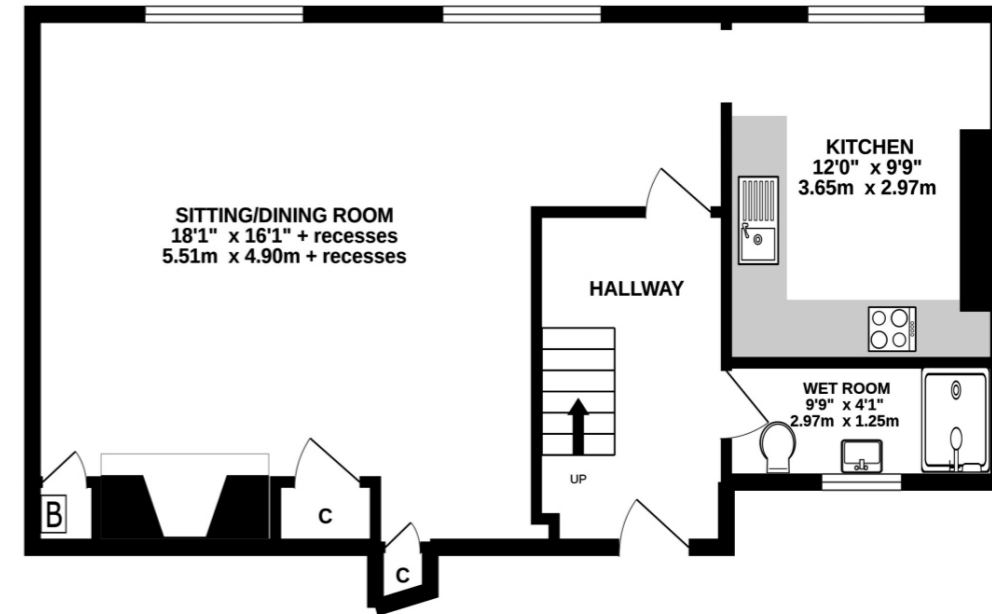


One of the stand-out features of this home is the raised south-west facing terrace, accessed through steps at the rear. This sun-soaked outdoor space is a haven for relaxation, where you can bask in the sunshine with a good book or entertain friends and family. It offers a wonderful extension to the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

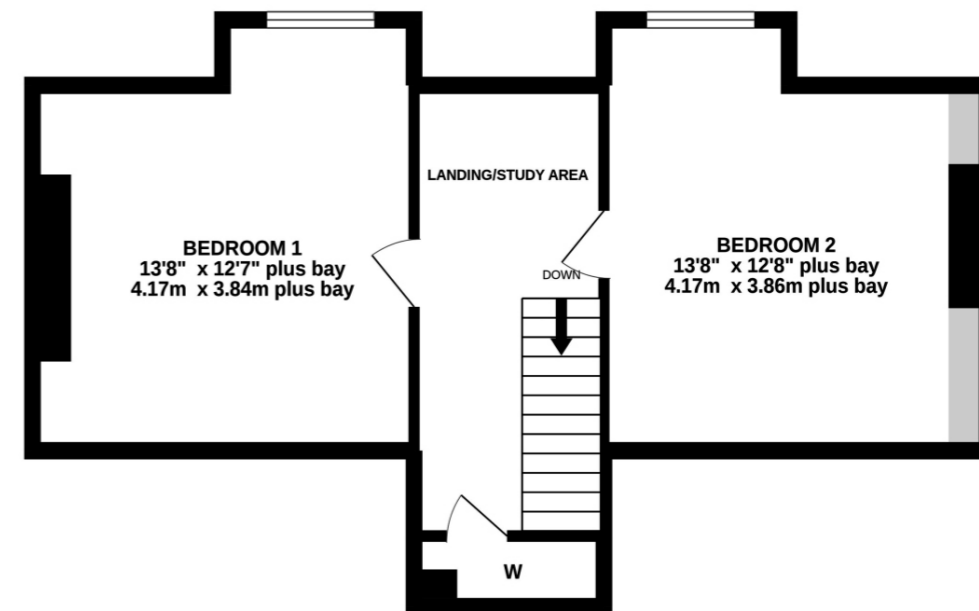
With its fine duplex layout, this apartment provides both comfort and functionality. 166 King Street's excellent location, close to the city centre, makes this a property ideal for those seeking a vibrant urban lifestyle in this popular and historic city.



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



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



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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Norwich

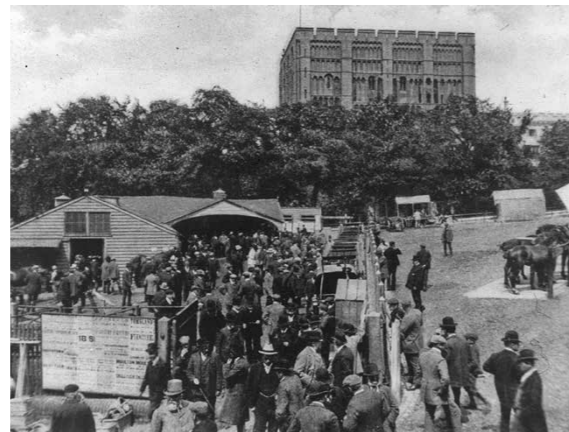
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“It’s been lovely having riverside walks and the cathedral so close by.”



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. The rooms have been virtually staged to show how the property could look once furnished.

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.

SOWERBYS

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more than a home
for the homeless

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 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
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