



THE STORY OF  
Apartment at The Malt House

*Norwich, Norfolk*

SOWERBYS

# S Apartment at The Malt House

King Street, Norwich, Norfolk  
NR1 2TP

●  
City Centre Apartment

First Floor

Open-Plan Sitting and Kitchen

One Bedroom

Well-Fitted Bathroom

Allocated Parking Space

Wonderful Location

Close to the River Wensum

●

Offering a warm and welcoming atmosphere from the moment you step inside, this first floor one-bedroom apartment could be the perfect lifestyle in the heart of this historic city.

The open-plan living area is the hub of the home, boasting modern design and plenty of natural light. You can easily personalise the space and enjoy the abundance of daylight which fills the room.

The highlight of this space is the access

to a private balcony, providing the perfect spot for a morning coffee or an evening shared with a loved one. The fully fitted kitchen adds convenience and style, making cooking and hosting a breeze.

The apartment features a spacious double bedroom and with ample space for bedroom furniture, it's easy to create a personal oasis. Completing the apartment is a modern bathroom equipped with a bath, overhead shower, wash basin, and WC, catering to all your needs.

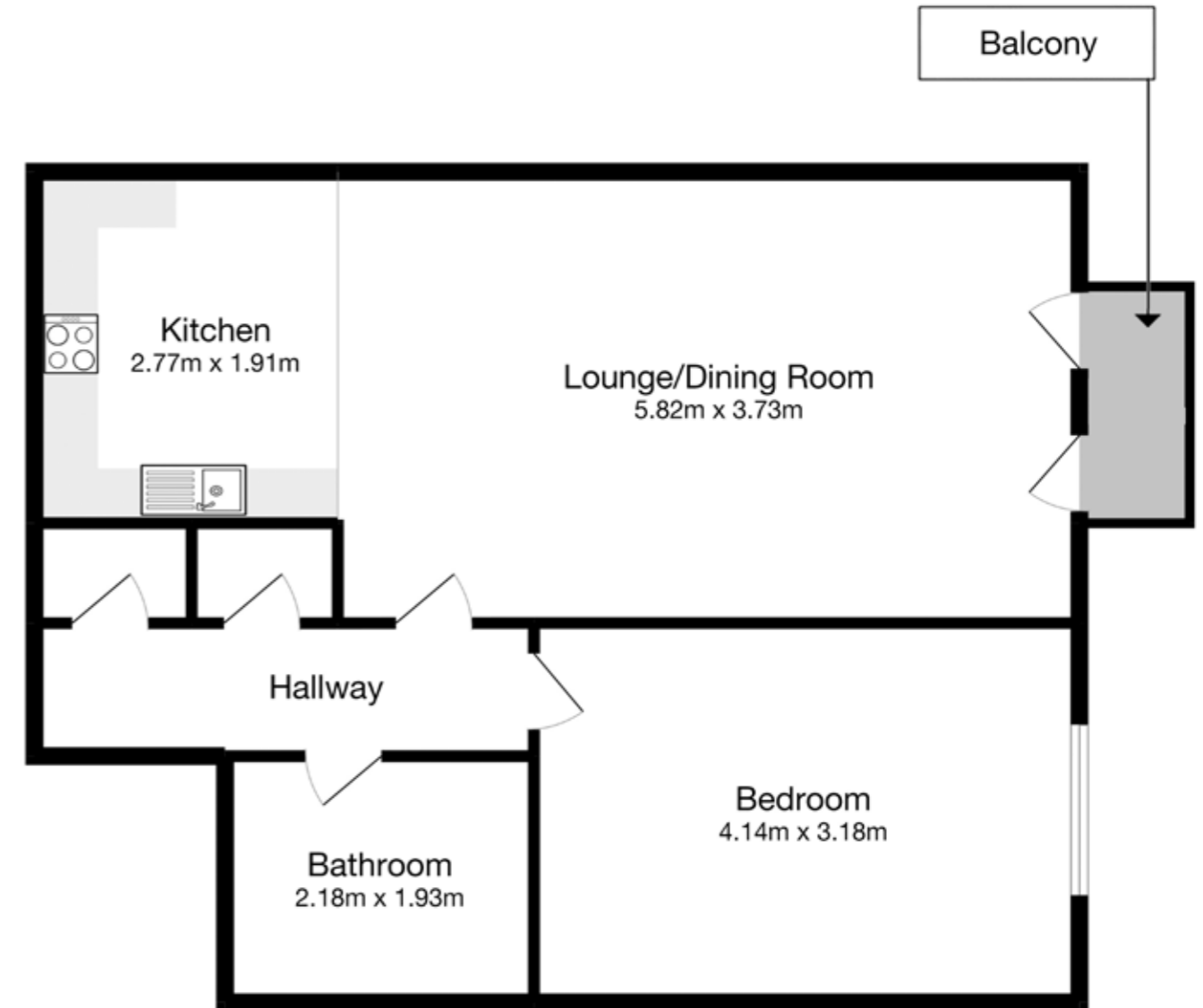
**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



Externally, this apartment offers additional benefits such as a storage bike shed, perfect for those who enjoy cycling or need extra storage space. The allocated parking, accessible through private fob access, ensures secure and convenient parking.



This apartment provides a welcoming and modern living space, with an open-plan layout which maximises natural light. The private balcony, fully fitted kitchen, spacious bedroom, and well-appointed bathroom all contribute to a comfortable and convenient city lifestyle on an historic street.



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.

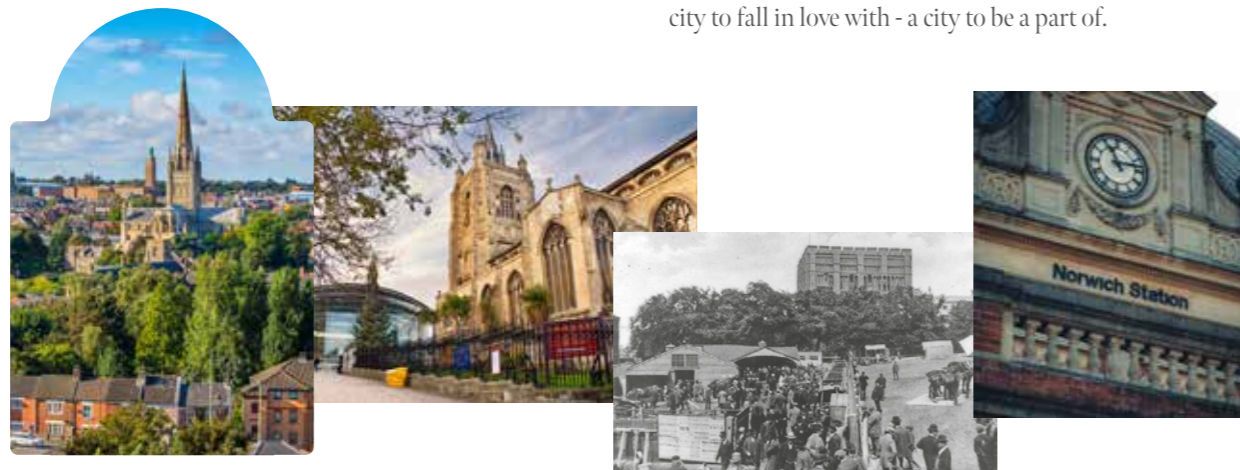
King Street is a calm and historic street in the

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



"A convenient and luxurious location in the city."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 9468-9059-6231-5651-6940

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Leasehold. 999 year lease commenced on January 1st, 2005. Ground rent at £150pa and last service charge of £1846.22 for the year, dated until September 2023.

## LOCATION

What3words: ///save.tests.areas

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# SOWERBYS



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