



THE STORY OF THE
Apartment at The Malt House

Norwich, Norfolk

SOWERBYS



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Apartment at The Malt House

King Street, Norwich, Norfolk
NR1 2TP



Superb City Apartment

Two Bedrooms

Open Plan Kitchen and Sitting Room

Modern Well-Fitted Bathroom

Outdoor Terrace and Separate Juliet Balcony

Allocated Secure Parking Space

Popular Location

Within Easy Reach of the City Centre and Railway Station

Close to Local Amenities



This superb first-floor city apartment is the perfect choice for a main city home, investment property, or second home. Its secure location and close proximity to the city centre and railway station make it incredibly convenient.

Upon entering, you are greeted by a spacious hallway which leads to two excellent bedrooms. These bedrooms are well-appointed and offer comfortable, bright and airing sleeping accommodation. Adjacent to the

bedrooms is a modern and well-fitted bathroom, providing all the necessary amenities.

The highlight of this apartment is the wonderful open-plan kitchen and sitting room. This area is spacious and allows for a seamless flow between cooking, dining, and relaxation. The modern kitchen is well-equipped, making it a pleasure to prepare meals and entertain guests.

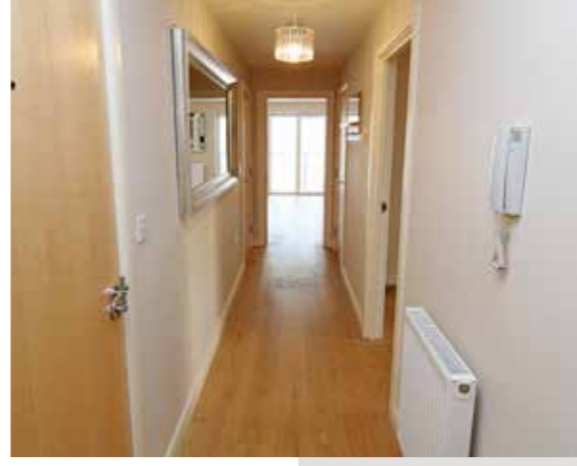
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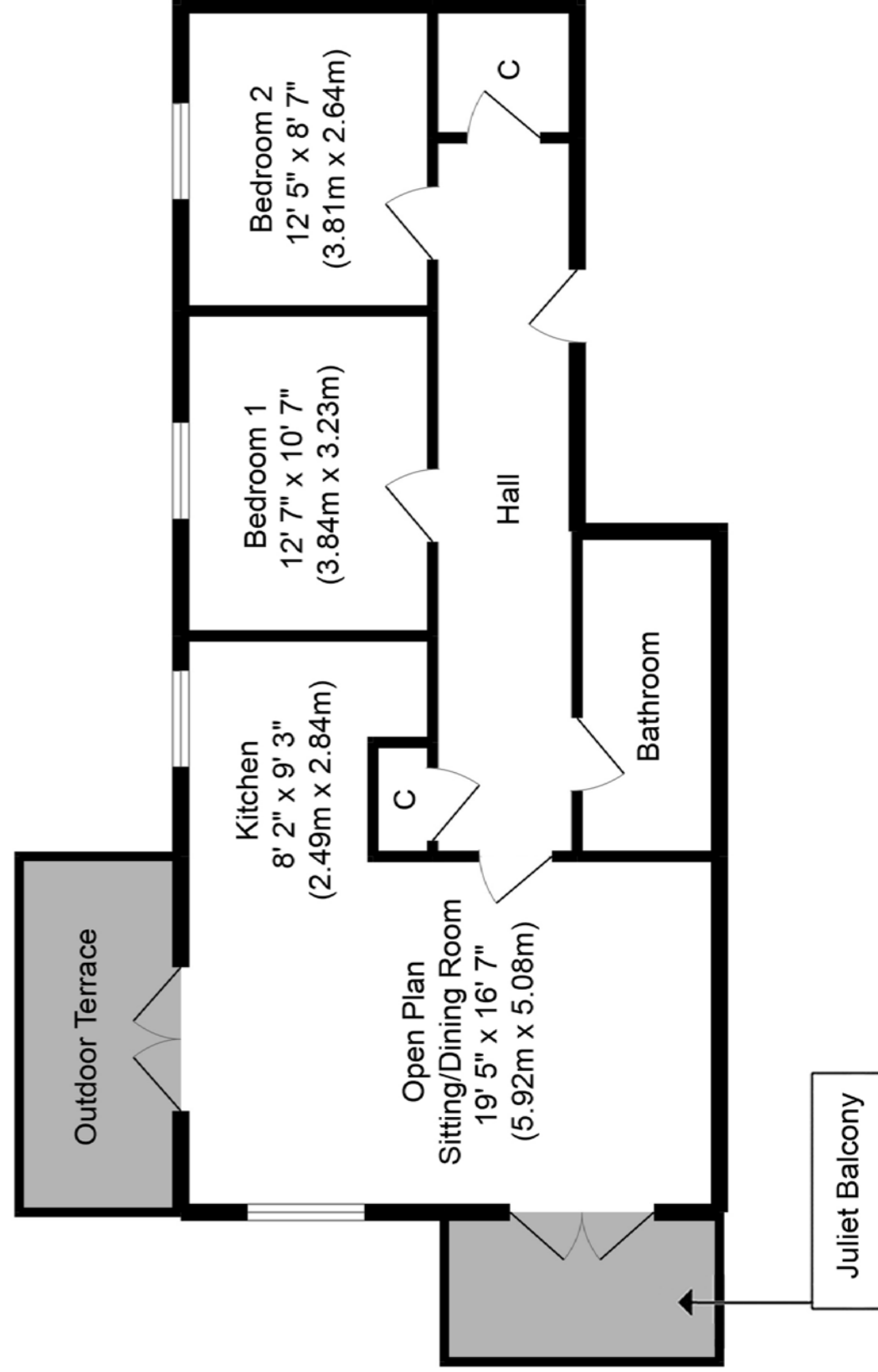
One unique feature of this apartment is the outdoor terrace, which offers a private space for relaxation and enjoyment. Additionally, there is a separate Juliet balcony, providing even more opportunities to bring the outdoors in.

Parking is not a problem as the apartment includes a secure underground private parking space. This ensures peace of mind and easy access to your vehicle.

Overall, this first-floor city apartment is a fantastic opportunity to own a stylish and convenient property. Whether you are looking for a main city home, an investment property, or a second home, this apartment offers it all. Its spacious layout, modern features, and excellent location make it a highly desirable choice.



GROUND FLOOR



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.

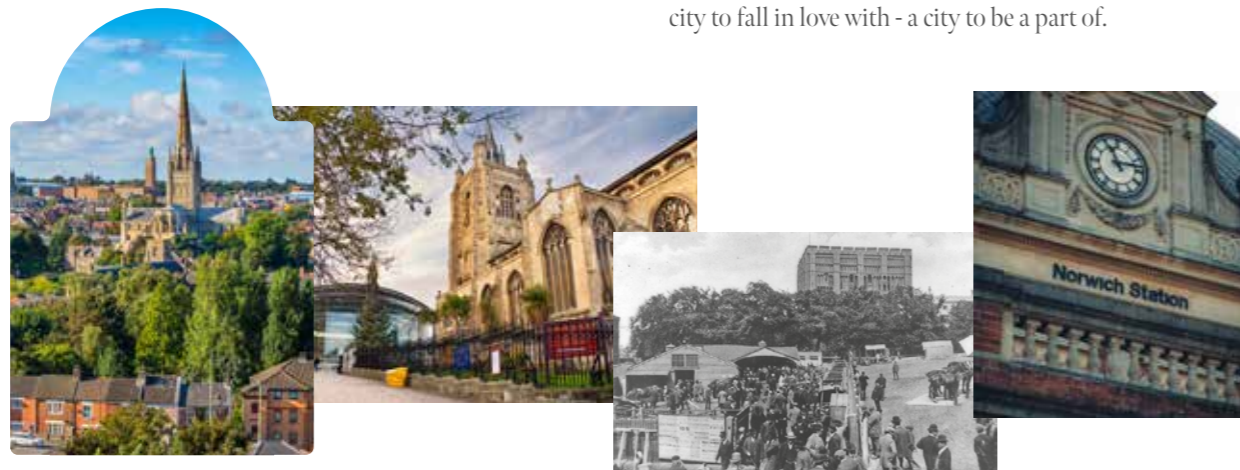
King Street is a calm and historic street in the

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 Sowerbys



"The outdoor terrace is your lovely private space."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9868-2044-6251-7331-0960

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

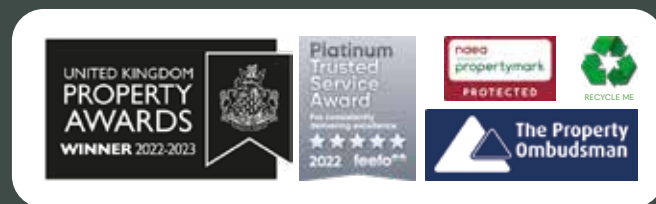
Leasehold. 999 year lease commenced on January 1st, 2005. Service charge of £3,229 per annum and ground rent of £150 per annum.

LOCATION

What3words: ///blotting.seriously.heads

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