



THE STORY OF  
Flat 4, 33-35 Surrey Street  
*Norwich, Norfolk*

**SOWERBYS**

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THE STORY OF

# Flat 4, 33-35 Surrey Street

Norwich,  
NR1 3NX

City Centre Location

Abundance of Character

Elegant and Well-Proportioned Rooms

Fine Drawing Room

Well-Fitted Kitchen/Dining Room

Two Bedrooms

Family Shower and En-Suite

Security Entrance System

Allocated Parking Space and Terrace

No Onward Chain

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“Converted from the original grand reception rooms, it has a lion’s share of the incredible period features...”

Sophistication and grandeur abound in this magnificent ground floor apartment. Occupying the original reception rooms in this award-winning conversion of four Georgian townhouses, Number 4 arguably enjoys the most striking of the 18th century period features. The stunning partially panelled drawing room is beautifully refined and welcomes in abundant natural light, creating an atmosphere of airy elegance. With its remarkable ceiling height, intricate cornicing, charming window shutters, and exquisite stripped wooden floors, it radiates a cosy warmth which envelops you.

The kitchen is a haven for those who love to entertain. Its ample storage and workspace, along with space for a dining table, make it ideal for hosting lavish dinner parties.

The character seamlessly transitions into the bedrooms, and you’ll find a modern, well-appointed shower room. The principal bedroom boasts generous proportions and a contemporary en-suite, complemented by double doors which open onto a gravelled private seating area.

In a city where parking space is a luxury, this residence offers a coveted amenity. Beyond the gated rear entrance lies an allocated parking bay, with the gravelled seating area providing the option for a second parking space if desired.

For those in search of a sumptuous, sophisticated city centre abode brimming with character, this exceptional conversion is simply perfect. With no onward chain, it’s ready for a new owner to begin enjoying straight away.









Ground Floor  
Approximate Floor Area  
1,106 sq. ft  
(102.8 sq. m)

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.







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 cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, 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



The Octagon Chapel, Norwich. Photo credit David Hawgood.

“The bedrooms and bathrooms were added when the buildings were converted, but the original townhouses were built by Thomas Ivory, who also built the Assembly House and Octagon Chapel.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9449-2878-7804-9996-1155

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. The current service charge is £2,542 per year and the ground rent £250 per year. The lease states that the Term is 125 years from and including 1st January 2004, so 105 years left remaining.

## LOCATION

What3words: ///actual.stone.fats

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# SOWERBYS



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