



THE STORY OF
Flat 13, 92-94 Upper St Giles
Norwich, Norfolk

SOWERBYS



THE STORY OF

Flat 13, 92-94 Upper St Giles

Norwich, Norfolk
NR2 1LT

Characterful Second
Floor Apartment

Bright and Airy
Accommodation

Charming Original Features

Intercom Entry

Two Double Bedrooms

Communal Garden
and Private Store

Secure Gated Setting

Highly Sought After
Central Location

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Upper St Giles is one of the most desirable and renowned areas of the Historic centre of Norwich and tucked right in the heart of it is this most charming two-bedroom apartment providing a peaceful haven amongst the thriving bustle and culture of the Cathedral city.

Beyond a secure gated entrance, steps lead up to the second floor and the front door to this characterful property.

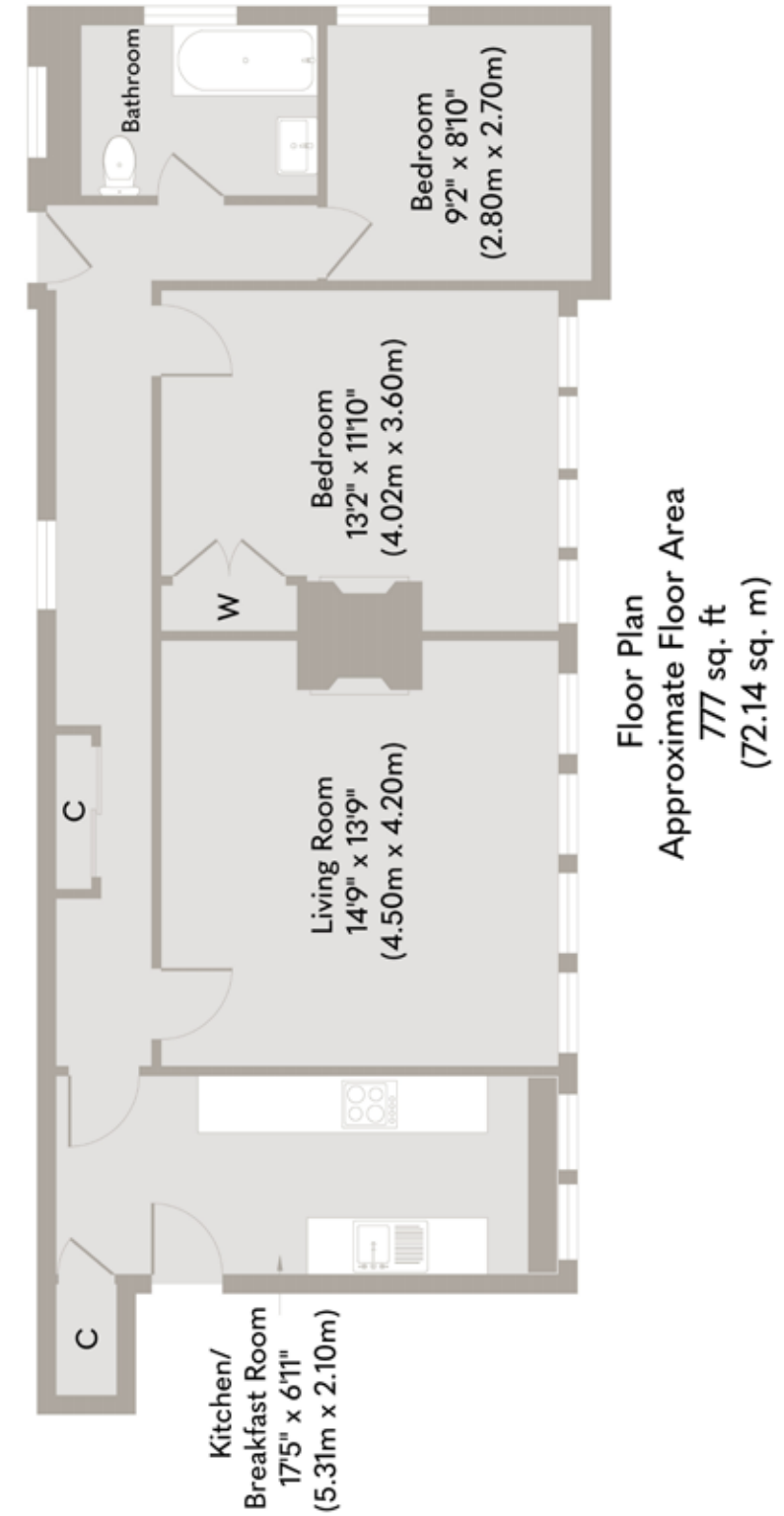
A splendid central living room is bathed in natural light via four large sash windows and enjoys all the volume and character of the high vaulted ceilings. The sociable kitchen features a charming window seat and a wealth of floor and wall mounted units. The large main bedroom enjoys a feature fireplace and built in storage whilst the second double bedroom provides excellent versatility. Both are well served by the family bathroom.

At ground floor level within the communal hallway is a good-sized understairs storage cupboard belonging to the flat. To the rear of the property you will find some secluded communal landscaped gardens which are mainly paved with well-stocked shrub and flower borders, all enclosed by fencing. There is also on-road permit parking available.



The character features and streaming sunlight makes this a wonderful place to spend time.





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

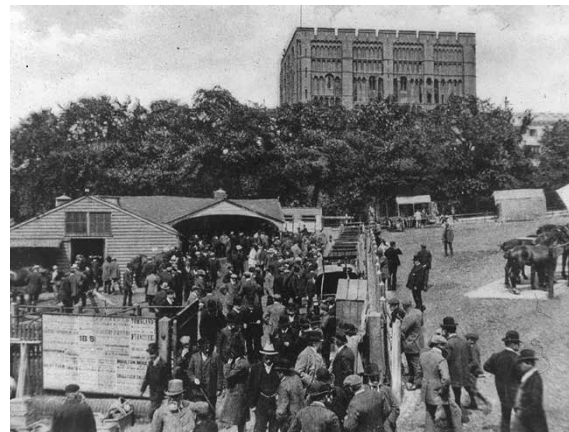
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

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



St Giles Pantry.

“A lovely small community within such a central location.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0218-2000-8204-5339-4204

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 with a equal share of the Freehold.

LOCATION

What3words: ///result.string.wooden

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SOWERBYS

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for the homeless

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Norfolk and
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Air Ambulance

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