



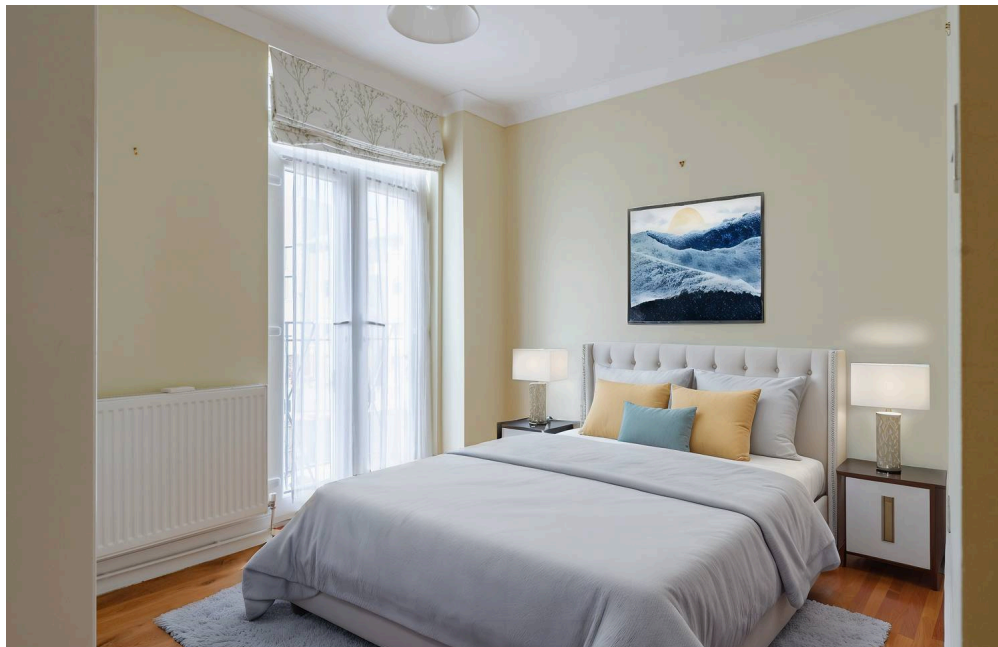
Flat 5, 33-35 Surrey Street, Norwich

£350,000-£375,000 Leasehold

Presenting an exquisite opportunity to acquire a remarkable 2-bedroom apartment situated within a truly iconic grade II listed building boasting an impressive scale of over 1200 Sq ft (stms) and featuring an invaluable allocated parking space and lift access. The property exudes elegance and character with versatile accommodation designed for modern living.

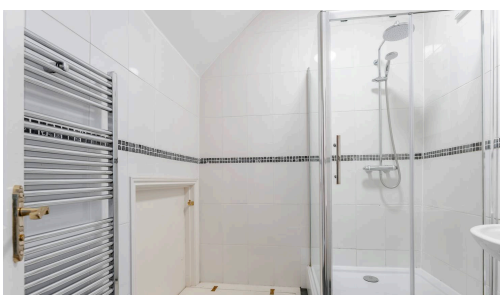
Location

Surrey Street is perfectly positioned in the heart of Norwich, offering unparalleled convenience and access to the city's vibrant amenities. Located just a short walk from Norwich Train Station, this prime NR1 address ensures effortless commuting, while the nearby Chantry Place shopping centre and an array of independent cafés, restaurants, and bars provide endless leisure and dining options. The historic Norwich Market, the stunning Cathedral Quarter, and the scenic Riverside Walk are all within easy reach, offering a blend of culture, history, and relaxation. With excellent transport links, top-rated schools, and thriving business hubs nearby, this location is ideal for professionals, first-time buyers, and investors alike.



Surrey Street

Upon entering, you are greeted by an inviting Entrance Hall featuring striking wood flooring, leading to the striking sitting room spanning an impressive 26' showcasing a feature fireplace, oak wood flooring, Georgian style sash cord windows, ornate mouldings, cornicing, and three windows flooding the space with natural light. Ideal for entertaining, this room is a testament to refined living.



The property further boasts a well-fitted integral kitchen/dining room complete with a range of wall and base level units, integrated appliances, wood flooring, and another fireplace, creating a warm and welcoming ambience. Moving through the inner hallway, you will discover two double bedrooms, both adorned with built-in storage, with the main bedroom benefitting from an ensuite bathroom featuring a luxurious roll-top bath.

Further enhancing the appeal of this property is the provision of an allocated parking space, offering convenience in a prime NR1 location, ensuring effortless commuting and easy access to amenities. With the potential to serve as a lucrative buy-to-let investment, this property represents a rare opportunity to own a piece of history infused with modern comforts.

Agents Notes

AI staging has been used on pictures included in this listing.

We understand this property will be sold leasehold, with 105 years remaining on the lease. Connected to all main services.

Ground rent -£250 p/a

Maintenace fee - £3800 p/a

Council Tax band: D

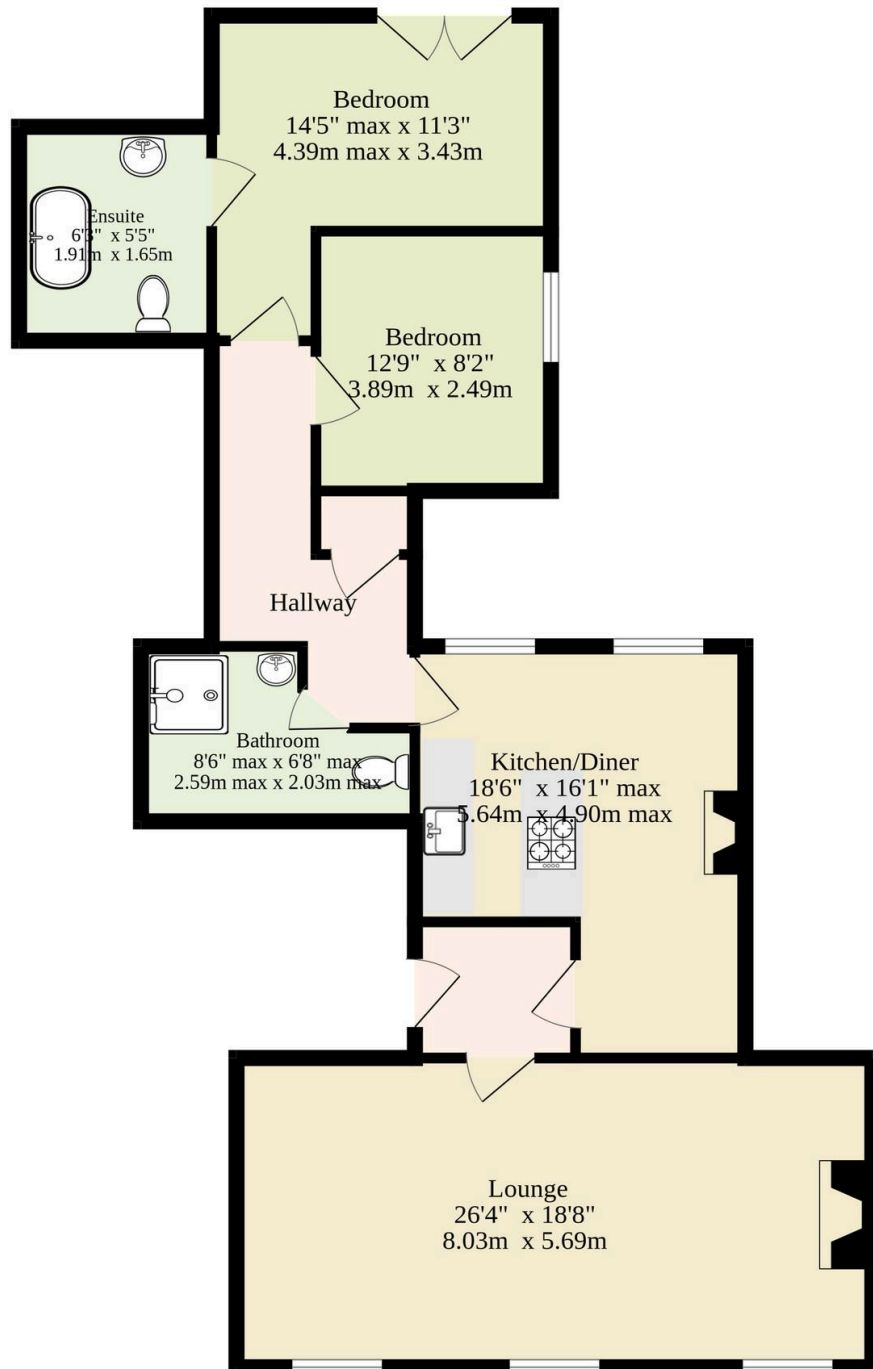
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
1260 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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