



Skipper House, 130 Ber Street - NR1 3EZ

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HYBRID ESTATE AGENTS



Skipper House

Norwich

Situated in the heart of the CITY CENTRE, this exceptional MODERN APARTMENT offers a sophisticated urban lifestyle with the added benefit of stunning SKYLINE VIEWS. The property is thoughtfully designed to maximise both COMFORT and STYLE, including UNDER FLOOR HEATING and featuring an impressive 18' OPEN PLAN KITCHEN/LIVING SPACE. Large windows flood the area with NATURAL LIGHT, creating a bright and welcoming atmosphere while framing captivating CITY VISTAS. The contemporary kitchen is fitted with a FULL SUITE of INTEGRATED APPLIANCES, ideal for both every-day convenience and entertaining guests. TWO WELL-PROPORTIONED BEDROOMS provide ample space for relaxation, with the principal bedroom benefiting from a LUXURY EN SUITE SHOWER ROOM. A separate family bathroom, finished to a high standard, serves the second bedroom and guests. The HALL ENTRANCE includes a generous storage CUPBOARD, perfect for keeping belongings organised and out of sight.

For added convenience, there is POTENTIAL PERMIT PARKING available close by (subject to application and availability with the City Council), making this an ideal choice for professionals or those seeking a vibrant city lifestyle.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- City Centre Location
- Modern Apartment with Skyline Views
- 18' Open Plan Kitchen/Living Space with Large Windows
- Suite of Integrated Appliances
- Two Bedrooms
- Luxury En Suite & Family Bathroom
- Hall Entrance with Large Storage Cupboard
- Potential Permit Parking Closeby

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



SETTING THE SCENE

The property is accessed via a well kept and welcoming communal entrance, with a secure entry intercom system. Stairs and a lift lead to the second floor where the property can be found.

THE GRAND TOUR

The hall entrance is finished with wood flooring and underfloor heating, whilst a wall mounted secure entry intercom system can be found and a walk-in storage cupboard sits to one side. The main living space is at the far end comprising an open plan living and kitchen space, flooded with excellent natural light via full height and large windows. The spacious room is finished with wood flooring and under floor heating underfoot. The kitchen space includes a range of high gloss wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. Integrated appliances include a fridge freezer, dishwasher and washer/dryer with ample space for soft furnishings and a dining table. The main bedroom includes large windows for natural light with continued wood flooring and under floor heating underfoot, with a door taking you to a private en suite shower room. Finished to a high specification with a contemporary finish, the white three piece suite includes storage under the hand-wash basin, large walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower whilst contrasting tile walls finish the look. The second bedroom is adjacent, finished with wood flooring and underfloor heating, and two large windows. Completing the property is the family bathroom with a three piece suite finished in a contemporary and high specification style, including storage under the hand wash basin and a panelled bath including a mixer shower tap and glazed shower screen, with contrasting tiled walls and flooring.

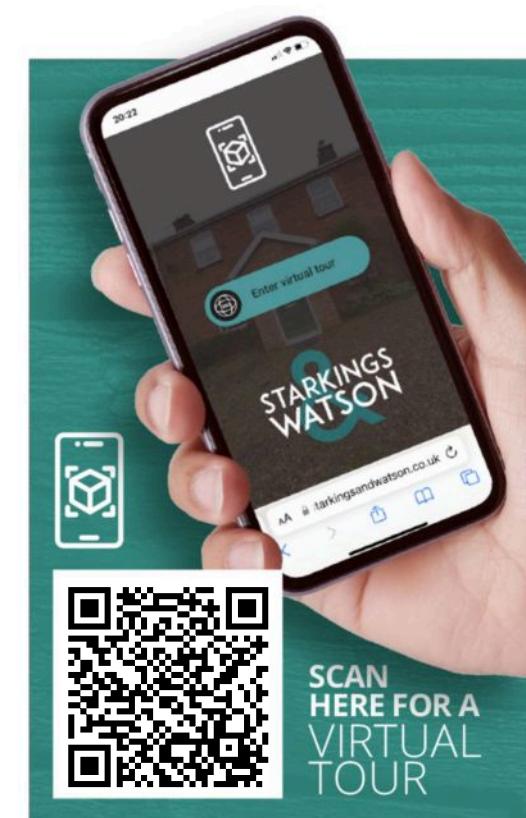
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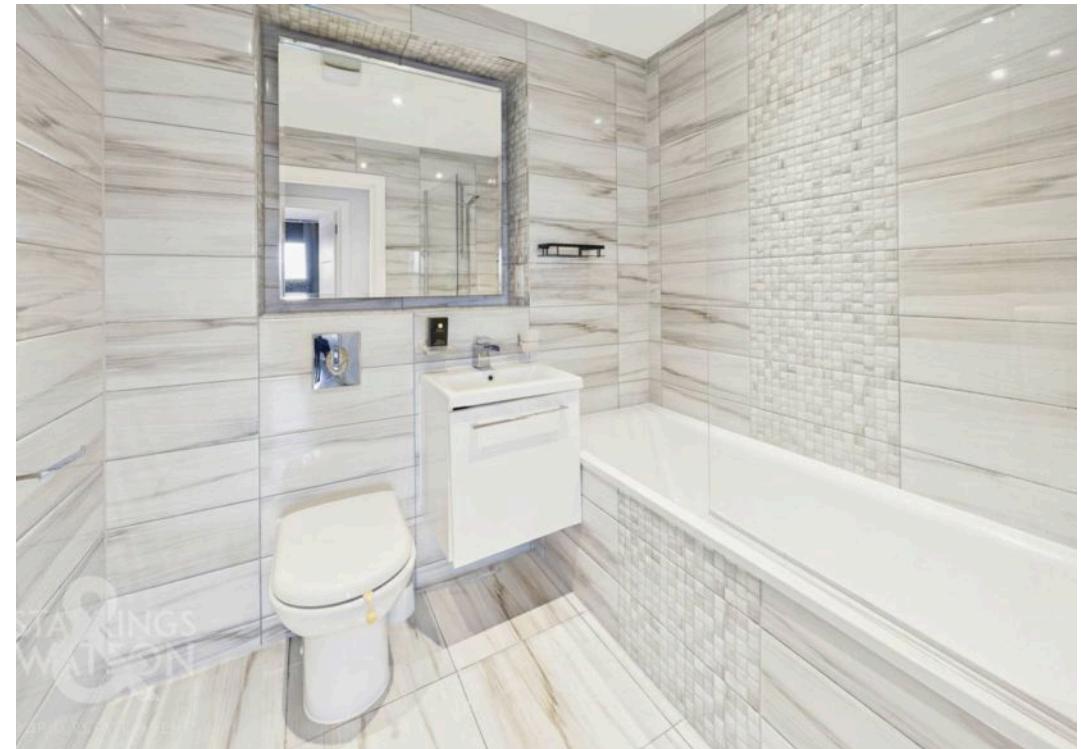
Postcode : NR1 3EZ

What3Words : ///stone.bride.middle

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

There is not outside space with the development, but the exterior planting and communal areas are well kept and maintained, with various city parks and walks within close proximity.







Starkings & Watson Hybrid Estate Agents

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