

# HADLEY TAYLOR

## FLAT 3, 92-94 UPPER ST GILES STREET, NORWICH NR2 1LT

**SPACIOUS GROUND FLOOR FLAT LOCATED IN THE HEART OF THE NORWICH LANES WITH ENTRANCE HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE WC, ELECTRIC HEATING, COMMUNAL GARDENS, LONG LEASE AND NO ONWARD CHAIN  
ENERGY RATING G**



**Living Room**



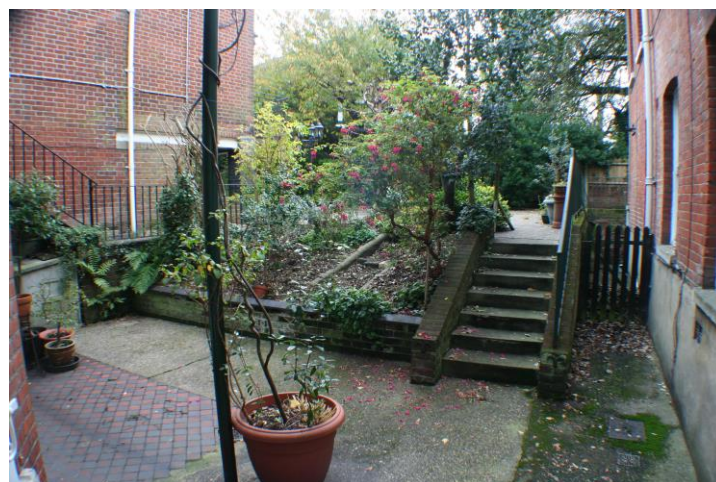
**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Communal Gardens**



**GUIDE PRICE £199,950**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ**  
**Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)**

**Location**

The property is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, comprehensive shopping facilities, the Norfolk and Norwich hospital, the University of East Anglia, local shopping facilities, Norwich mainline railway station, cinemas, theatres, restaurants, public houses and parks are all within easy reach.

**Accommodation**

The flat has secure gated access and its own entrance on the ground floor. The accommodation comprises an entrance hall, living room (5.49m x 4.32m) with fireplace, kitchen (3.53m x 2.29m), bathroom, separate WC, 2 bedrooms (5.46m x 3.23m and 3.33m x 2.54m). The property is well presented throughout and benefits from some period features, high ceilings and electric heating.

**Outside**

The property has communal gardens planted with mature shrubs.

**Tenure**

The property is sold leasehold with 185 years left on the lease. The service charhe is about £1000 per annum.

**Directions**

Leave Norwich city centre on St Giles Street, turn left onto Upper St Giles Street and the property can be found on the right hand side of the road.

**Local Authority**

Norwich City Council

**Services**

We understand that mains electricity, gas, water and sewerage are connected to the property.

**Viewing**

Strictly through Vendor’s sole agents: Hadley Taylor 01603 250 248

**Selling your home**

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

**Hours of Business**

Monday to Friday: 0900 – 1730  
Saturdays: 0930 – 1500.

