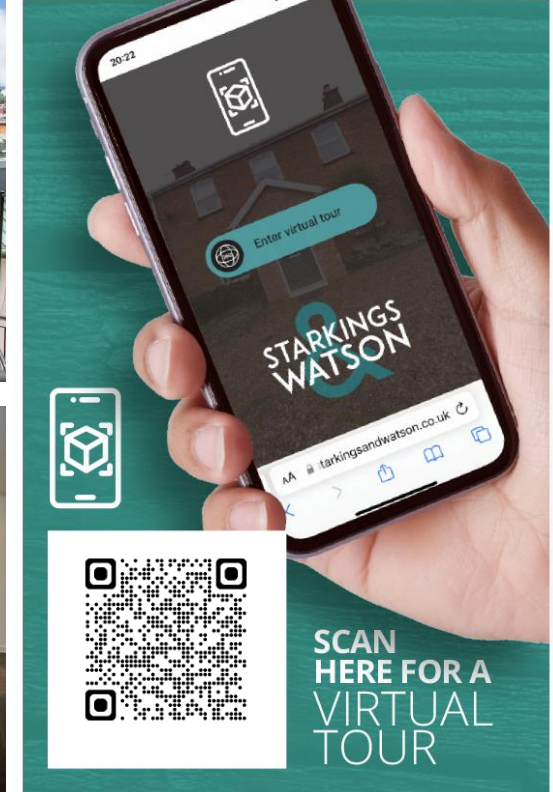


KING STREET Norwich NR1 2BU

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Fully Renovated & Modernised
- Penthouse Apartment
- Approx. 1337 Sq ft
- Secure Underground Parking
- Three Balconies with River Views
- 25' L-Shaped Reception Room
- 20' Kitchen/Breakfast Room
- Three Double Bedrooms

This NEWLY RENOVATED and MODERNISED PENTHOUSE offers accommodation in the region of 1337 SQ FT (stms). With OUTSTANDING RIVER VIEWS, IMPOSING HIGH CEILINGS, THREE BALCONIES and secure underground PARKING, the property is presented in MOVE-IN CONDITION- with NEW CARPETS, a full re-decoration, REMOTELY CONTROLLED ELECTRIC HEATING SYSTEM and LED lighting. With a secure intercom entrance with a LIFT to the top floor serving just two properties, the apartment offers SPLIT-LEVEL ACCOMMODATION. A welcoming entrance leads to the THREE BEDROOMS, including the master with EN SUITE, walk-out balconies to the master and guest bedrooms, and further family bathroom, with steps to the top floor, where you will find a SPACIOUS 25' L-SHAPED RECEPTION ROOM with 'Juliet' style balconies, and further 20' KITCHEN/BREAKFAST ROOM with walk-out SOUTH FACING balcony. Located a SHORT WALK to the CITY CENTRE, and close to the A47 and A11, the property offers a fantastic opportunity to enjoy CITY LIVING!

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 2BU), but to help...From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which

continues along and becomes King Street. The Read Mills development can be found on the left, with Cannon Wharf being clearly identifiable. Heading into Norwich from the A47, at the Trowse interchange, turn right onto Martineau Lane. At the roundabout take the second left, heading up the hill, and turning right at the traffic lights. Follow the road, bearing left where the road turns right, where Albion Mill can be found on your right hand side.

Albion Mill is entered via wrought iron gates, and a secure entrance door, which leads to the communal entrance. Well maintained with stairs and a lift leading to the top floor. The adjacent wrought iron vehicular entrance to the right, leads to the underground parking of the adjacent building.

AGENTS NOTE

Please note that this is available on a minimum of a 24 month contract.

Entrance door to:

ENTRANCE HALL

Newly fitted carpet, high efficiency app controlled electric heater, entry telecom system, stairs to first floor landing, built-in storage cupboard housing electric fuse box and loft access hatch, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 1" x 9' 2" Max. (3.07m x 2.79m) Newly fitted carpet, wall mounted electric heater, double glazed window to rear, television and telephone points, smooth ceiling with recessed spot lights.

DOUBLE BEDROOM

15' 9" x 11' 9" Max. (4.8m x 3.58m) Newly fitted carpet, wall mounted electric heater, double glazed tip and tilt door to walk-out balcony overlooking the river, television and telephone points, smooth ceiling with recessed spot lights, door to:

EN SUITE

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, app controlled heated towel rail, wall mounted electric heater, shaver point, smooth ceiling with extractor fan.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, app controlled heated towel rail, wall mounted electric heater, shaver point, obscure double glazed window to rear, smooth ceiling with extractor fan.

DOUBLE BEDROOM

17' 5" x 9' 10" Max. (5.31m x 3m) With steps leading up, and offering a newly fitted carpet, wall mounted electric heater, double glazed sash window to side, double glazed tip and tilt door to walk-out balcony overlooking the river, television and telephone points, smooth ceiling with recessed spot lights.

STAIRS TO FIRST FLOOR LANDING

Newly fitted carpet, built-in airing cupboard housing hot water tank, double glazed window to rear, smooth ceiling, door to:

SITTING/DINING ROOM

25' x 22' 8" Max. (7.62m x 6.91m) Offering an attractive outlook across two 'Juliet' style balconies, this 'loft style' room offers vaulted ceilings and ample space to sit, dine and entertain! Wood flooring, high efficiency app controlled electric heater x2, double glazed window to rear, double glazed tip and tilt doors to the balconies x2, television and telephone points, door to fire escape, entry telecom system, smooth ceiling with recessed spot lights, door and steps to:

KITCHEN/BREAKFAST ROOM

20' 1" x 11' 5" (6.12m x 3.48m) Set under a vaulted ceiling and flooded with light from the adjacent walk-out balcony, the kitchen offers a modern range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset 'Neff' electric induction hob, built-in electric oven, Karndean wood effect flooring, electric storage heater, space for fridge freezer, integrated dishwasher and washing machine, smooth vaulted ceiling with recessed spot lights, extractor fan, double glazed full height windows and tip and tilt door to walk-out balcony.

SECURE PARKING

Parking is provided for one vehicle.

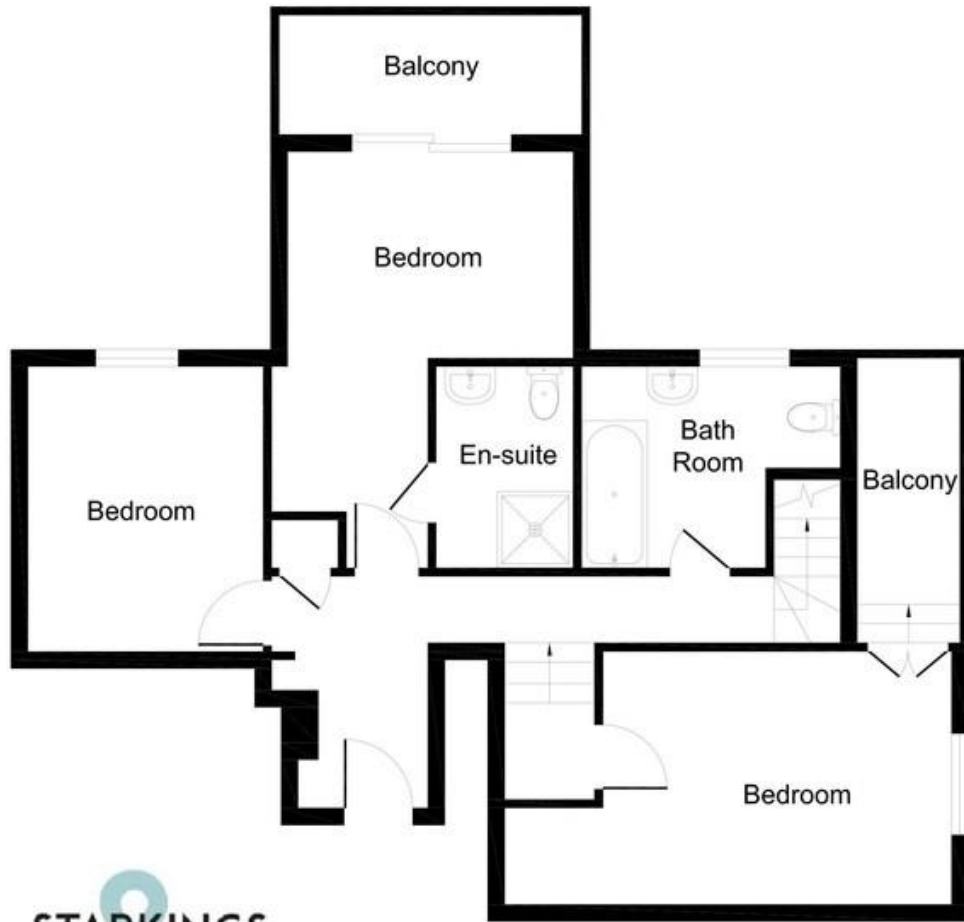
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

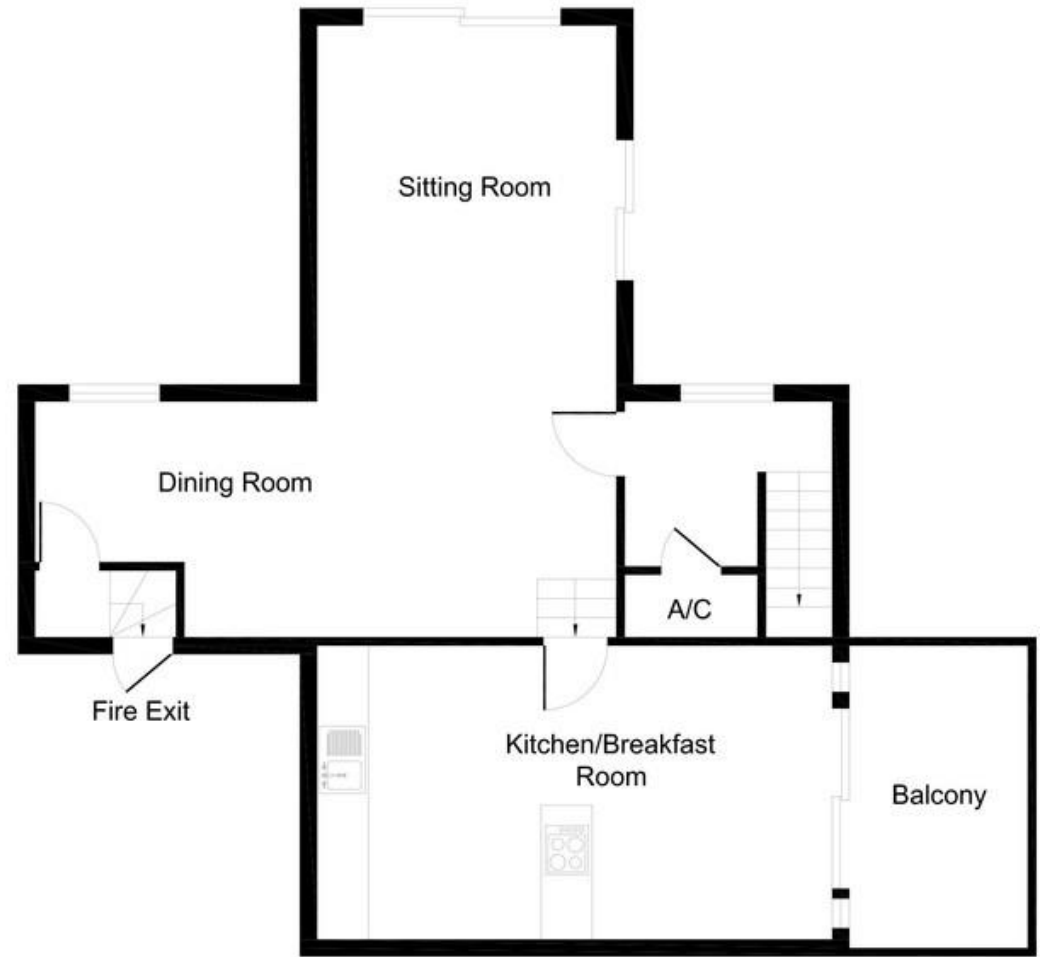


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Ground Floor
 Approximate Floor Area
 647 sq.ft



First Floor
 Approximate Floor Area
 690 sq.ft

