



## 1 WATER LANE HOUSE

Colegate, Norwich, Norfolk, NR3 1DD

Guide Price £349,950

**BROWN & CO**



# 1 WATER LANE HOUSE

## Colegate, Norwich, Norfolk, NR3 1DD

**A delightful three bedroom apartment located within the medieval quarter of Norwich City Centre.**

### DESCRIPTION

Flat 1 Water Lane House is a stunning first floor apartment offering a wealth of space tucked away in a lovely pocket of the medieval quarter of Norwich City Centre. The apartment formed part of a former shoe factory which was converted into apartments in 1984 and cleverly incorporated period features such as fine sash windows, dado rails and cornicing. The property represents a fantastic opportunity for a vast range of buyers seeking spacious accommodation in a lovely location.

A private courtyard provides access into the communal hall with staircase to the property. The apartment is located on the first floor and benefits from a security telecom entry system. You enter via a large front door into the main hall with two featured painted architectural steel columns which provide access to the principle sitting/dining room, three double bedrooms with master en-suite shower room and the family bathroom. Bedroom three boasts a fine covered balcony with views into the courtyard.

The sitting dining room is the focal point to the apartment with good light, and stunning views into the inner courtyard. There is an open plan access into the kitchen breakfast room, offering further views into the courtyard.

The current owners have made vast improvements since their ownership began in 2015.

The property is being offered to market with no onward chain.





## LOCATION

Colegate is located within walking distance of all amenities in the city, which includes excellent shopping facilities, restaurants, cafés and public houses, theatres and cinemas together with health and leisure centres.

## DIRECTIONS

From Tombland by the Cathedral proceed to the lower end of Tombland and continue straight on to the left of the Maids Head Hotel into Fye Bridge Street. Proceed over the bridge and take the first turning on the left into Colegate. Proceed along Colegate and at the junction with St George's Street turn left and the property will be found on the right hand side between the arch of The Last Wine Bar. Head through the arch and the property is located in the courtyard. There are time limited Pay and Display car parking spaces on Colegate.

## ACCOMMODATION

On the Ground Floor:-

**COMMUNAL ENTRANCE HALL** Intercom entry to communal hall with staircase up to the first floor.

On the First Floor:-

**MAIN HALL** Carpet flooring, two featured painted architectural steel columns, doors to the sitting dining room, three bedrooms, family bathroom, and double fitted wardrobe ideal for storage. Radiator.

**SITTING/DINING ROOM** Carpet flooring, sash windows to rear aspect, feature wall lighting, two radiators with feature covers, wall mounted TV fittings with hidden cabling and wi-fi point.

**KITCHEN/BREAKFAST ROOM** Two sash windows to side aspect, Fitted shaker style wall and base units with Quartz work tops over, butler sink and integrated drainer, integrated washer dryer, dishwasher, four ring induction hob and double oven, integrated fridge and separate integrated freezer, pull-out pantry cupboard providing ample storage, integrated extractor fans.





**MAIN BEDROOM** Carpet flooring, sash windows to front aspect, radiator and built in wardrobe. Door to:

**EN-SUITE SHOWER ROOM** WC, wash basin, shower cubicle, tiled splash backs and radiator.

**BEDROOM TWO** Carpet flooring, double glazed sliding doors onto the balcony and radiator.

**BEDROOM THREE** Carpet flooring, sash window to front aspect and radiator.

**SHOWER ROOM** Stunning shower room with WC, wash basin with mixer tap, double shower cubicle and tiled splash backs, heated towel rail.

**OUTSIDE** Permit parking, communal courtyard area.

## SERVICES

Mains electric, drainage and water

## TENURE

Leasehold. Further details available from the agents upon request. Ground rent currently £100 per annum. Service charge currently £2,194 per annum.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

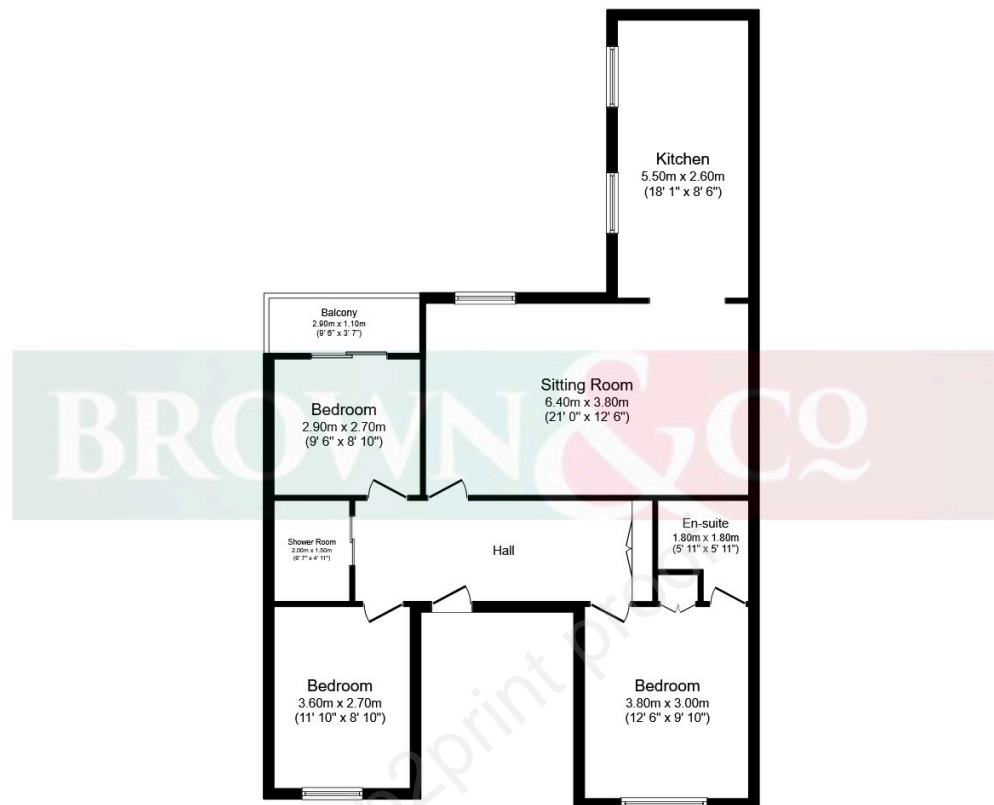
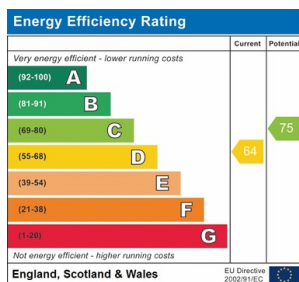






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## Floor Plan

Total floor area 89.0 sq. m. (958 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by [www.focalagent.com](http://www.focalagent.com)

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