

**FOR SALE**



**Needham Place, St Stephens Square, NR1 3SD**

**2 Bedrooms, 2 Bathroom, Apartment**

**£225,000 Leasehold**

  
**MARTIN & CO**



- City Centre Location
- Two Double Bedrooms
- Duplex Apartment
- Communal Lift
- Two Bathrooms
- Chain Free
- Communal Roof Terrace

This superb two-bedroom duplex apartment is nestled in the heart of the City centre and is offered Chain Free. Situated on the first floor of a converted apartment building, the property is laid out over two floors and enjoys a hall entrance, kitchen, shower room and lounge on the ground floor. Upstairs are two double bedrooms off the landing, as well as a further bathroom.

The property benefits from access to a shared communal roof top terrace with decking and picnic tables which makes it quite unique compared to other apartment buildings in the city. This property offers great access to the many shops and restaurants in the vibrant city centre. As well as being conveniently located for the Bus station and large Sainsbury's supermarket which are within 0.3 miles away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** 6' 6" x 16' 8" (2m (Max) x 5.1m) Hall entrance with carpet, electric heater, understairs cupboard and intercom phone. Stairs leading to landing.

**KITCHEN** 12' 5" x 8' 4" (3.8m x 2.55m) A selection of base and wall units with oven, extractor, integrated dishwasher and fridge/freezer and with space for



washing machine. Full sink and drainer with mixer tap. Wooden flooring, electric heater, spot lights and double glazed window.

**SHOWER ROOM** 8' 7" x 4' 11" (2.63m x 1.5m) Shower cubicle with thermostatic shower, sink, toilet and electric towel rail. Vinyl flooring, wall mirror and shaver socket.

**LOUNGE** 15' 2" x 11' 5" (4.63m x 3.5m) Good sized lounge with carpet and two double glazed sash windows to the front. Cupboard with water cylinder.

**MAIN BEDROOM** 15' 1" x 11' 9" (4.6m x 3.6m) Carpet, with double glazed sash to the front and electric heater. Partially sloped ceiling with spotlights.

**BEDROOM** 10' 2" x 9' 6" (3.1m x 2.9m) Carpet, doubled glazed window overlooking communal rooftop terrace, electric heater and built in wardrobe space. Sloped ceiling with spotlights.

**BATHROOM** 7' 6" x 5' 6" (2.3m x 1.69m) Bath with mixer shower and screen, toilet and sink. Large wall mirror, electric towel rail and shaver socket. LVT flooring.

**COMMUNAL AREA** Secure entrance with access to foyer and lift. Communal roof terrace with decking,



picnic tables and lighting. Please note that there is no parking space with this property.

#### **ADDITIONAL INFORMATION:**

Council Tax Band: B

Local Authority: Norwich City Council

Mains water, drains, and electricity connected.

LEASE: 125 years with 107 years remaining

Management Service charges: £3013.32 + Water

Charges- With security of knowing management

charges are controlled by the leaseholders

#### **ENERGY PERFORMANCE RATING:D**

A full copy of the report can be obtained from the Sales

Agent or from: [https://find-](https://find-energycertificate.digital.communities.gov.uk)

[energycertificate.digital.communities.gov.uk](https://find-energycertificate.digital.communities.gov.uk)

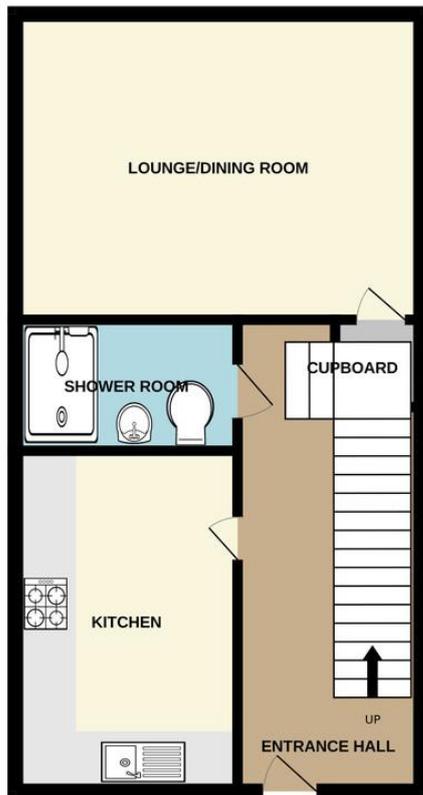
#### **VIEWING ARRANGEMENTS:**

Strictly by appointment with the Sales Agent,

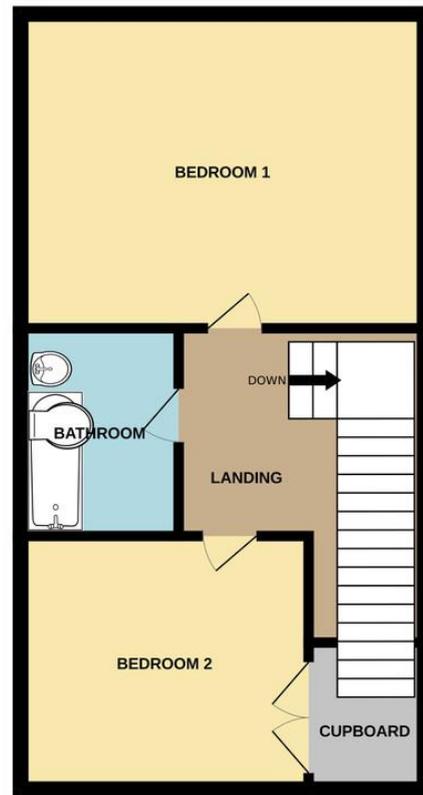
Martin & Co 01284 701511



GROUND FLOOR



1ST FLOOR



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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.