



THE STORY OF

Flat 1, 92-94 Upper St Giles

Norwich, Norfolk

SOWERBYS



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Flat 1, 92-94 Upper St Giles

Norwich, Norfolk
NR2 1LT

Impressive Grade II Listed
Ground Floor Apartment

Abundance of Character

Stunning Sitting Room

Well-Fitted Kitchen Breakfast Room

Two Bedrooms

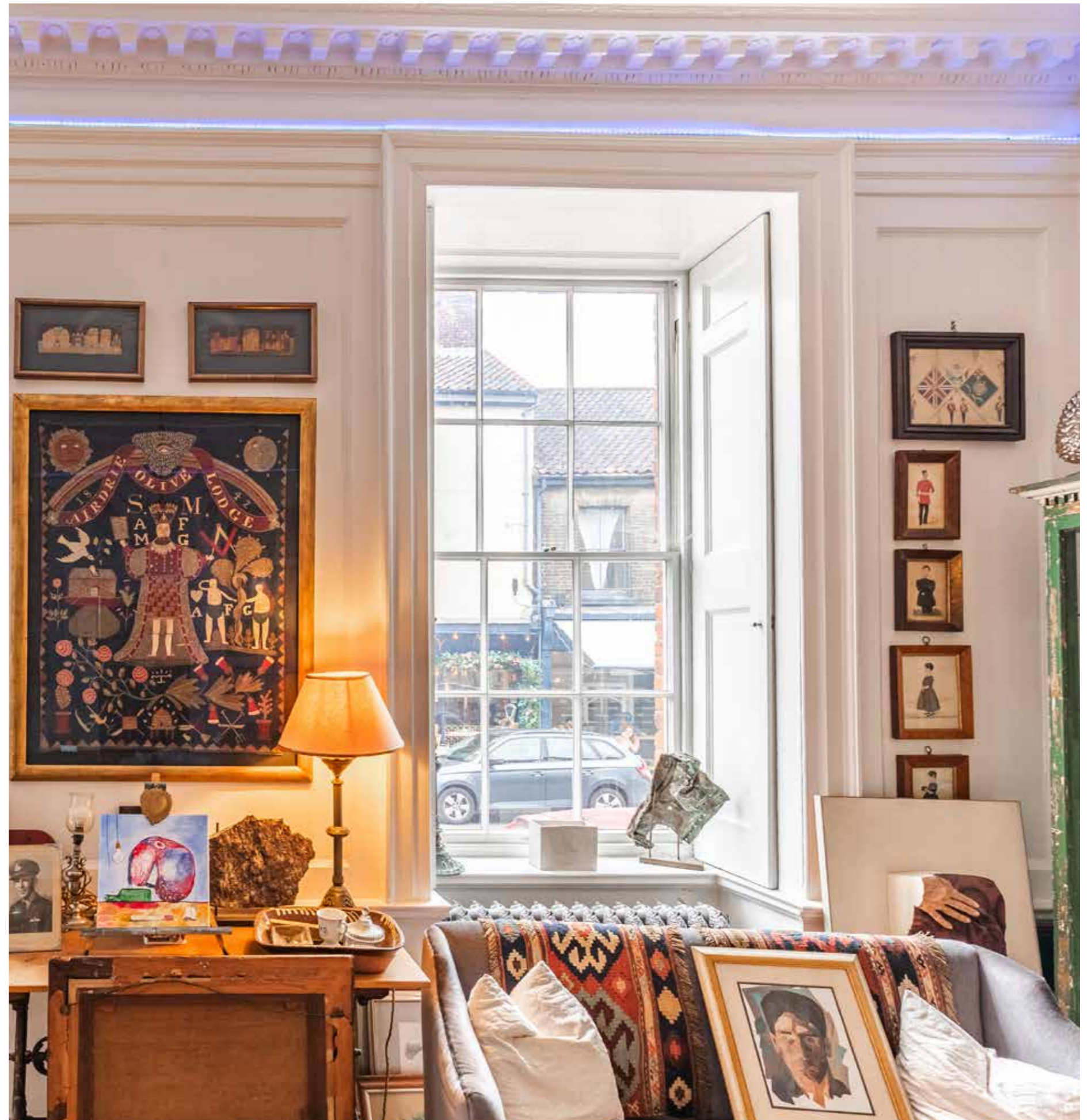
Bathroom and En-Suite

Two Secure Allocated Parking Spaces

Communal Garden

Most Popular Location

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This exceptional ground floor apartment is situated in one of Norwich's most desirable locations.

A grand entrance sets the tone for the rest of the property and leads to the drawing room exuding elegance with its high ceilings, intricate period detailing, a striking fireplace, and stunning herringbone flooring.

The modern kitchen breakfast room is thoughtfully designed with ample built-in storage, luxurious granite worktops, and an abundance of natural light that floods the space.

The principal bedroom boasts remarkable views of the Roman Catholic Cathedral and features a contemporary en-suite bathroom. A second bedroom and a separate bathroom provide additional comfort and privacy.

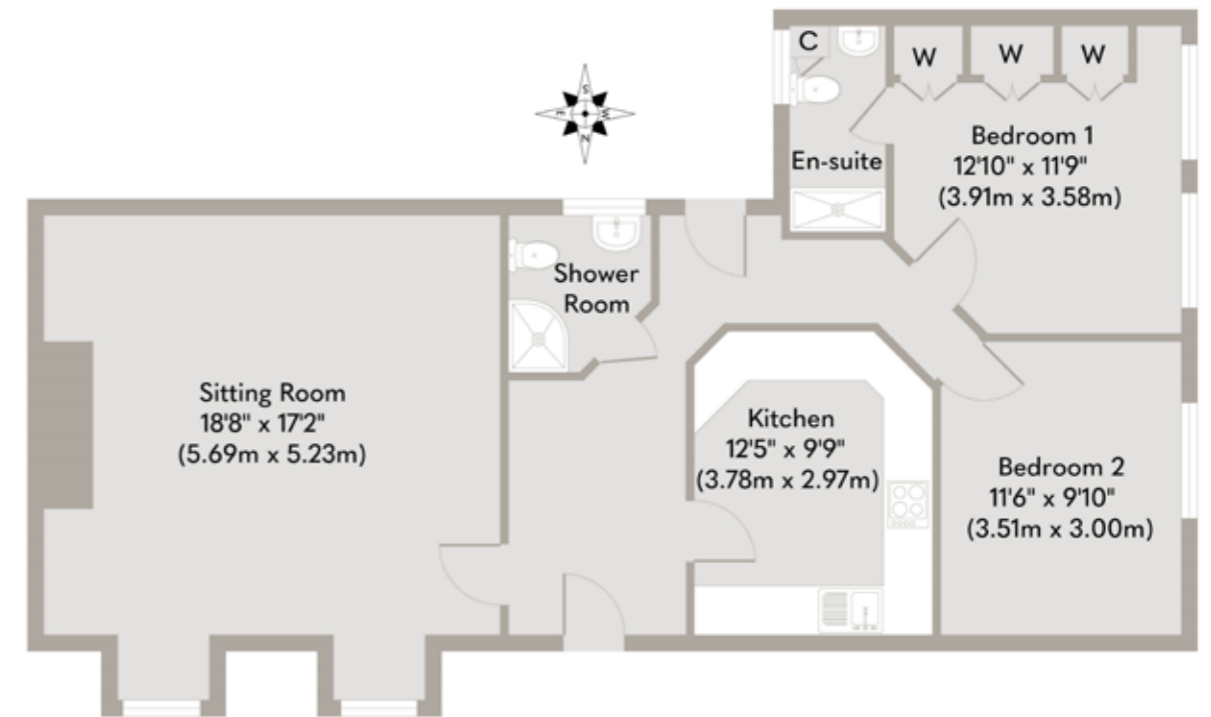
Outside, the apartment offers a secure gated parking area with two allocated spaces for the property, as well as access to communal gardens surrounded by mature trees and potted plants, creating a peaceful and inviting outdoor retreat within the city.





Looking across to the
tops of the Catholic
Cathedral is a special
view.





Approximate Floor Area
 942 sq. ft
 (87.53 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Norwich

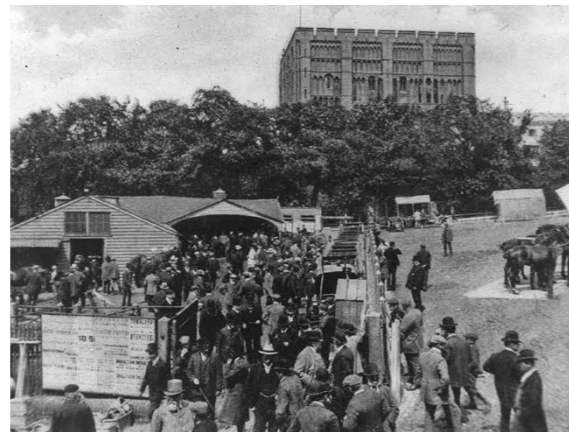
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



Entrance to Flat 1.

“A lovely quiet
nook in the midst
of city life...”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

Exempt due to being Grade II Listed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold with an equal share of the Freehold.
Leasehold. 125 years from 25 March, 1982. 83 years remaining.
For more information please contact branch.

LOCATION

What3words: ///store.moth.void

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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