



THE STORY OF
Flat 5, 33-35 Surrey Street

Norwich, Norfolk

SOWERBYS

CASTLE & MARKET PLACE
Bus Station
Chapelfield shopping centre
House of Fraser



THE STORY OF

Flat 5, 33-35 Surrey Street

Norwich, Norfolk
NR1 3NX

City Centre Location

First Floor Apartment

Characterful Accommodation

Kitchen Breakfast Room

Drawing Room with Fireplace

Two Bedrooms

Bathroom & En Suite

Allocated Parking Space

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This superb Grade II listed first-floor two-bedroom apartment is located within the fine Cathedral City of Norwich. Just a short stroll from all that Norwich has to offer, this property makes a wonderful home or pied-à-terre.

Set on the first floor of an impressive townhouse, the communal areas are well-maintained, and the apartment is accessed either via the stairs or a lift.

The spacious accommodation includes a splendid and striking drawing room with an impressive polished oak floor, ornate ceiling mouldings, high skirting, and a central fireplace - not to mention the three Georgian-style sash windows to the front.

The kitchen is well fitted and offers ample workspace and storage. There is also plenty of room for a dining table, making it an ideal space for entertaining. Full of character, this room also boasts two sash windows, as well as a polished wooden floor and a fine marble fireplace.

To the rear, you will find two bedrooms. The principal bedroom has a beautifully appointed en suite bathroom, complete with a free-standing roll-top bath. A further shower room serves bedroom two.

Outside, to the rear, there is an allocated parking space within a gated parking area.





Approximate Floor Area
1346 sq. ft
(125.08 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

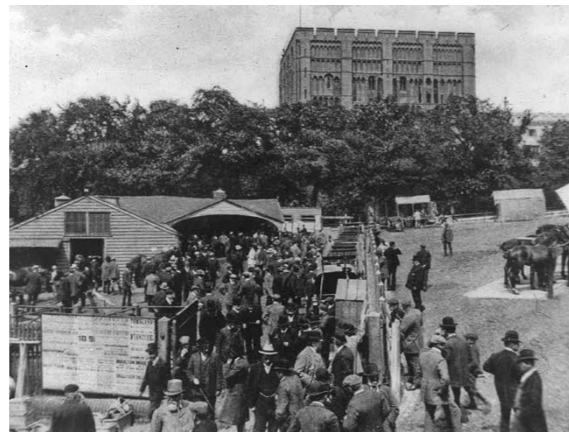
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 the Vendor



Light and Bright Sitting Room

“A superb Grade II listed first-floor two-bedroom apartment within the fine Cathedral City of Norwich.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Leasehold.

105 years remaining.

Service charge: £3,800 per annum.

LOCATION

What3words: ///robe.critic.unions

AGENT'S NOTE

Some internal images have been virtually staged.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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