

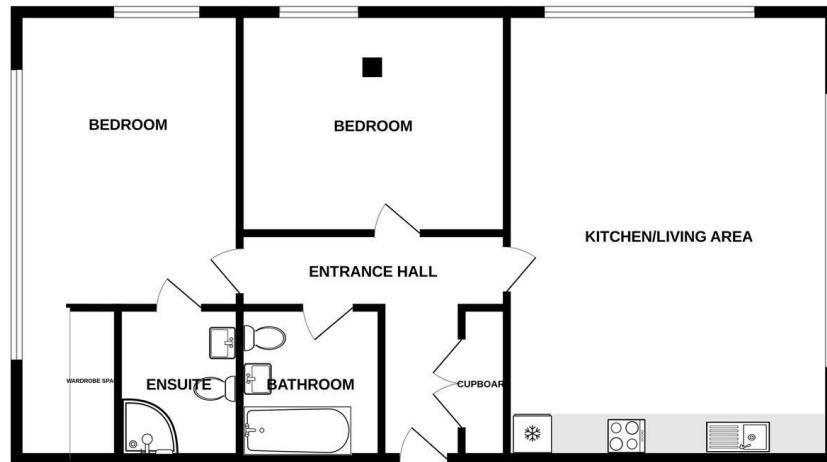


59 St Peters House Cattle Market Street | | Norwich

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 STUNNING CITY CENTRE PENTHOUSE APARTMENT**** Gilson Bailey are delighted to offer this HIGH QUALITY, TWO BEDROOM, PENTHOUSE APARTMENT situated in the heart of Norwich City Centre. Accommodation comprising communal entrance lobby, private entrance hall, impressive open plan living space with wonderful views and a modern kitchen area, luxury bathroom and TWO DOUBLE BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is no parking included with the property. The apartment benefits from double glazing, underfloor electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.





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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Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Private entrance hall accessed via impressive main entrance lobby with lift access to all floors. Front door to:

Entrance Hall

Doors to storage cupboard, kitchen/living area, two bedrooms and bathroom.

Kitchen/Living Area 21'3" x 14'9"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated fridge/freezer and washing machine, double glazed windows, underfloor heating.

Bedroom One 13'1" x 9'10"

Double glazed window, underfloor heating, dressing area.

En-Suite

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 12'9" x 9'10"

Double glazed window, underfloor heating.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.


Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold- 150 years from and including 27 July 2021. Please note ground rent is £255 per annum and service/maintenance charges are £713 per annum. For further information, please contact the office.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.