



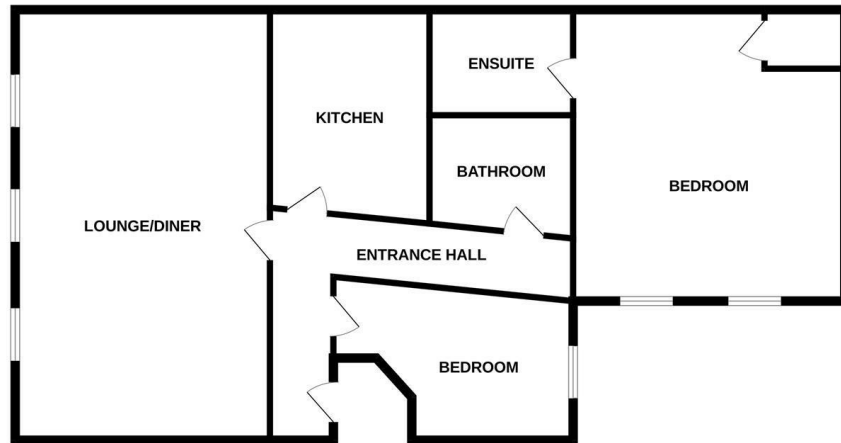
32b St. Giles Street | | Norwich | NR2 1LL

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 SIMPLY STUNNING GRADE II LISTED APARTMENT NESTLED IN THE HEART OF NORWICH'S CITY CENTRE**** Gilson Bailey are delighted to offer this rarely available, incredibly spacious, two bedroom, first floor apartment situated in a prime city centre location on the prestigious St Giles Street. Accommodation comprising secure intercom entry, large 'L' shaped entrance hall, 27ft lounge/diner, kitchen, bathroom and two sizeable double bedrooms with bedroom one having an en-suite bathroom. Outside there is permit parking available and you are just a stones throw away from the city's modern dining and shopping scene along with the historical aspect of the 13th century church located at the top of the street. The apartment benefits from gas heating and a wealth of original features that include large sash windows, high ceilings and feature fireplace. Be quick to book a viewing to appreciate the comfort of this grade II listed gem offering excellent city living.



FIRST 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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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

Secure intercom entry with communal stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

Lounge/Diner 27' x 16'2"

Three sash windows, two radiators, feature fireplace.

Kitchen 12'11" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, extra dining space.

Bedroom One 18'2" x 18'1"

Two sash windows, two radiators, built in wardrobe.

En-Suite

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Two 13'8" x 9'9"

Sash window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside

On street permit parking.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold - 125 years from 29 January 2002. Please note service/maintenance charges are £75 per month and ground rent (peppercorn) is £1 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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