



61 The Factory | Kerrison Road | Norwich | NR1 1JB

£475,000

****STUNNING PENTHOUSE WITH HIGH CEILINGS AND ABUNDANCE OF NATURAL LIGHT****

This luxurious three-bedroom penthouse, set within one of the City's most prestigious and iconic buildings, delivers an extraordinary living experience. Once a mechanical factory for Lawrence Scott and Electro Motors Ltd, this historic landmark underwent a remarkable transformation in 2006, becoming a collection of sophisticated loft-style apartments and penthouses. Each space is designed to embrace natural light and showcase impressive high ceilings. This exceptional penthouse, now available for the first time in over a decade, has been lovingly maintained and thoughtfully upgraded by its current owner. Over the years, it has been enhanced with stylish refinements, culminating in its present state of grandeur. Spanning two floors, the apartment offers a bright and airy layout with an abundance of natural light. Features include a premium fitted kitchen, a modern bathroom, parquet-style flooring, and a fireplace with an electric fire. The crowning glory of this property is the spectacular 22' x 16' roof terrace, offering an idyllic outdoor retreat. Additionally, the penthouse benefits from the convenience of an allocated parking space.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements, floor plans, volumes, areas and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The various, names and addresses shown here are not intended to be taken as a guarantee as to their accuracy or otherwise can be given.
Made with Blueprints 12/2021

Location

Communal Hallway

A large and spacious communal hallway with staircase to the second floor.

Entrance Hall

Staircase to the floor above, opaque glass door to the roof terrace.

Living Room 26'6" x 22'0"

A magnificent and spacious open plan living room with a large double glazed window to the front, panoramic views of the Norwich city skyline including the Cathedral, large skylight.

Kitchen Area 8'5" x 8'5"

A quality fitted kitchen with a range of units, stone effect work surfaces, inset sink and drainer with a mixer tap over and a mirror splashback, integrated white goods including two Smeg ovens with an inset induction hob, breakfast bar, spotlights.

Bathroom

A recently fitted suite comprising of bath with a shower over, low level WC, floating vanity unit with inset sink, brass fittings, marble effect flooring and wall tiles, extractor fan, heated towel radiator.

Bedroom 3 13'5" x 8'5"

Double glazed window to the rear overlooking the large roof terrace, built in cupboards, cupboard housing the gas boiler, exposed timber floor.

First Floor Landing

Feature glass and chrome balustrading, double glazed roof lantern.

Bedroom 2 18'8" x 9'5"

Window overlooking the living area with privacy blinds, double glazed roof lantern, built-in drawer units, exposed, timber flooring.

Bedroom 1 20'8" x 20'4"

Low level double glazed arched window overlooking the roof terrace, double glazed roof lantern, built-in wardrobes, exposed timber flooring.

Cloakroom

Low level WC, wash basin, tiled splashback, extractor fan, exposed timber flooring.

Terrace

A stunning entertaining space which has recently undergone a programme of works which includes new composite decking, porcelain tiles and a bar area. This is the perfect place to unwind, relax and enjoy some alfresco dining on those warm summer evenings.

Outside

One allocated car parking space within the residents car park to the rear.

Tenure

Leasehold
Term: 999 years from 01 July 2006
Service Charge: £1,900pa
Ground Rent: £300pa

Local Authority


Norwich City Council - Tax Band C

Agents Note

Can't be used as an Air BnB or holiday let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 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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