

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.











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

Cant be used as an Air BnB or holiday let.

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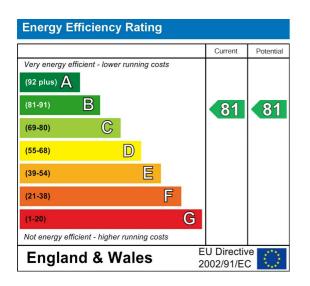
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Tenure

Leasehold

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