



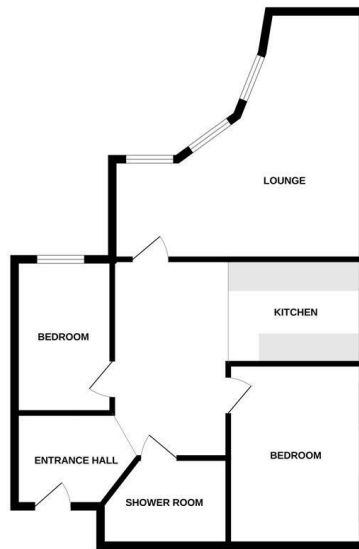
1 Bignold House Surrey Street | | Norwich | NR1 3NX

Guide Price £300,000

Gilson Bailey are delighted to offer this stunning, Grade II listed, fully renovated, two bedroom, unique ground floor apartment located in the City Centre of Norwich steeped with history and charm and built in 1764 by the architect Robert Mylne. Accommodation comprising a secure coded communal entrance, a grand entrance hall, spacious lounge, modern fitted kitchen, two bedrooms and a stylish shower room. This amazing apartment benefits from gas heating, high ceilings, large sash windows and has been transformed throughout offering the perfect blend of modern and classic charm and internal viewing is highly recommended to appreciate this lovely home and the luxury and convenience it offers.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2019

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

Communal entrance with security entrance system.
Front door to:

Entrance Hall

Doors to lounge, two bedrooms, shower room and opening to kitchen.

Lounge 17'7" x 17'3"

Three sash windows, radiator.

Kitchen 12'0" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, sash window.

Bedroom One 12'7" x 9'3"

Two sash windows, radiator.

Bedroom Two 10'9" x 8'5"

Arched sash window, radiator.

Shower Room 6'10" x 4'5"

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

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold
997 years remaining
Service Charge £1455.93 per annum

Utilities

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	70	70
(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	

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