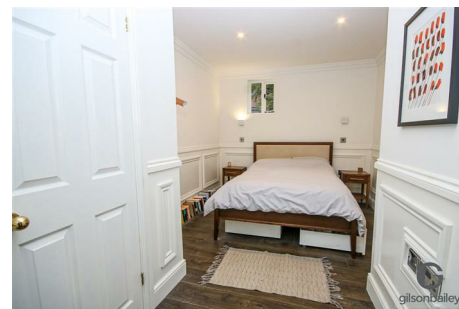




4 Marchaunts Place | All Saints Green | Norwich | NR1

Price Guide £190,000

****GUIDE PRICE: £190,000 - £200,000**** Step into a world of timeless sophistication with this truly stunning one-bedroom ground floor apartment, nestled within an elegant Grade II listed Georgian property dating back to the 1750s. Beautifully redeveloped in 2018, this exquisite home perfectly balances historic character with luxurious modern living. Situated right next to John Lewis and just moments from the vibrant heart of Norwich's city centre, it offers an enviable lifestyle surrounded by boutique shops, cafés, restaurants, and the rich cultural heritage of this historic city.

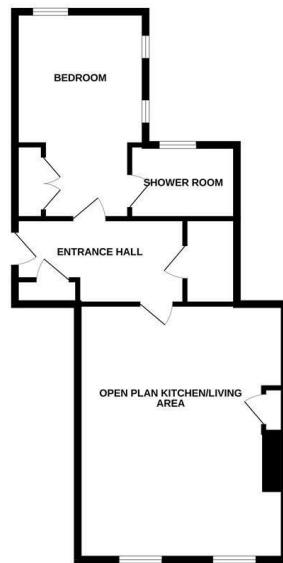
Behind the impressive façade lies an inviting blend of period elegance and contemporary flair. The apartment welcomes you through a secure intercom entry and grand communal entrance, leading into a private hallway that opens to a spacious open-plan kitchen and living area. High ceilings, original wall panelling, and tall sash windows with traditional shutters fill the space with light and charm, while the hardwood-style flooring and tasteful décor create an atmosphere of refined comfort. The kitchen area has been thoughtfully designed with modern fittings and integrated appliances, providing the perfect space for cooking, entertaining, or simply relaxing in style.

The generous bedroom continues the sense of calm and sophistication, complemented by a beautifully appointed en-suite shower room featuring sleek modern finishes. Smart thermostats and eco-friendly Myson radiators ensure both comfort and energy efficiency, enhancing the modern appeal of this historic gem.

Outside, residents can enjoy a peaceful shared courtyard area — along with secure bike storage for added convenience. Whether you're a first-time buyer seeking an exceptional city home or someone looking to downsize without compromising on quality or character, this remarkable apartment offers a unique opportunity to own a piece of Norwich's architectural heritage, lovingly restored for contemporary living.



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 by 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 12/2011

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 to communal entrance. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and large storage cupboard.

Open Plan Kitchen/Living Area 19'9" x 16'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and washing machine, two sash windows with shutters, two electric radiator, cupboard.

Bedroom 15'11" x 9'6"

Three windows, electric radiator, built in wardrobe.

Shower Room 8'3" x 5'7"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted window.

Outside

Communal area and bike racks.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 250 years from and including 1 June 2018. Please note ground rent is £250 per annum and service charge is £2640 per annum. For further information, please contact the office.

Utilities

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		79
(55-68) D		
(39-54) E	46	
(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 B

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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