

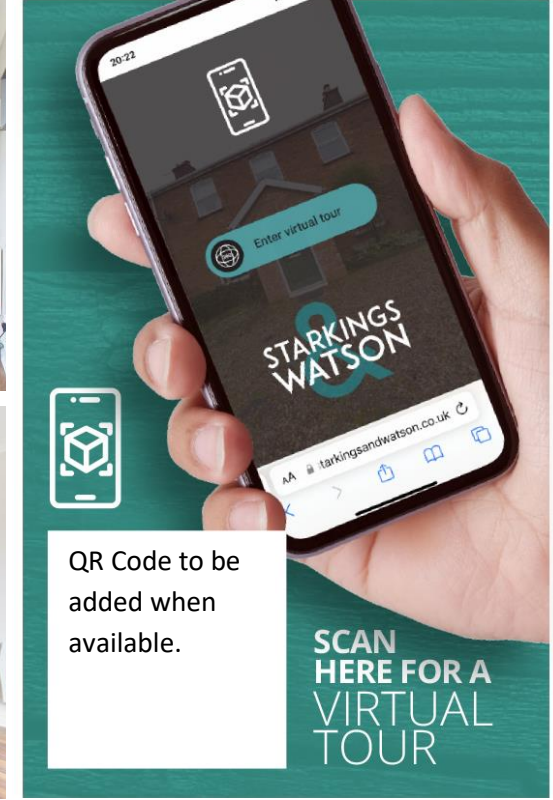
ST. GEORGES STREET

**Norwich NR3 1AB**

Leasehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS**  
**WATSON**



- No Chain!
- Upper Ground Floor Apartment
- Stunning Full Height Windows
- Open Plan Living Space
- Two Bedrooms
- Family Bathroom with Shower
- Historic Conservation Area Building
- Walking Distance to Excellent Restaurants & Amenities

#### IN SUMMARY

NO CHAIN. With a GRAND FACADE this upper ground floor flat is accessed via a stepped entrance, and sits within a BEAUTIFUL HISTORICAL BUILDING, with HIGH CEILINGS and CHARACTER FEATURES. With a range of local bars and popular restaurants within close proximity, this UNRIVALED POSITION is ideal as a CITY GETAWAY or SPACIOUS HOME for someone who wants City Life. Occupying a position within the CONSERVATION AREA, many character properties including the adjacent St. Georges Church can be seen from the windows - all of which are raised from the footpath below for privacy. The accommodation includes a SPACIOUS and WELCOMING HALL ENTRANCE, 22' KITCHEN/LIVING SPACE, two double bedrooms and FAMILY BATHROOM - totalling some 709 Sq. ft (stms).

#### SETTING THE SCENE

Situated on the corner of St. Georges Street, this striking four storey building, a former shoe factory and hotel enjoys views over several beautiful period

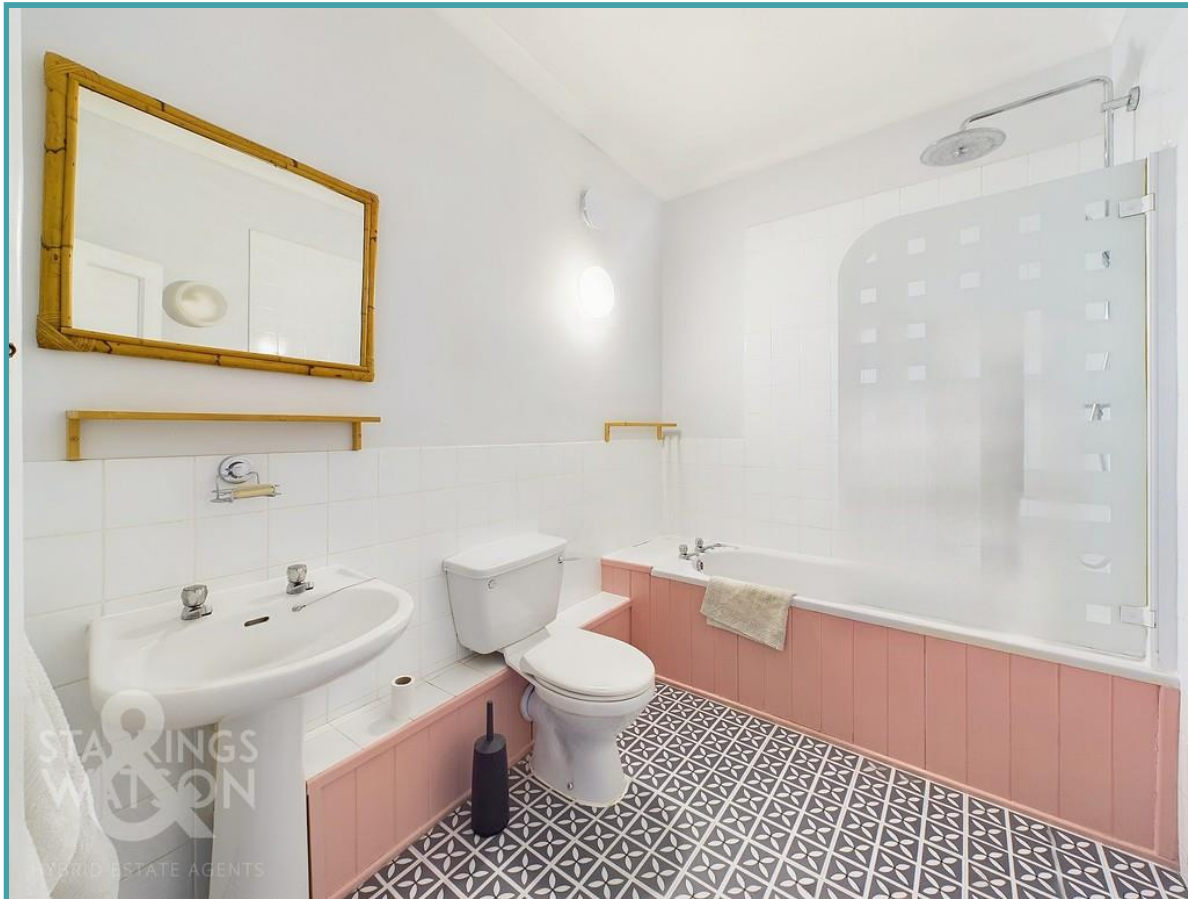
properties, whilst itself featuring unique large arched topped windows. The grand double doors and intercom entry system allow access to the property, which is situated just inside the main front door.

#### THE GRAND TOUR

As you head inside, the front door takes you to a useful porch area where storage can be found for coats and shoes. Opening up to the light and bright hall entrance, fitted carpet runs underfoot, with an entry telecom system and stairs rising to the rear section of the hall. The first door to lead off is the second bedroom, with dual aspect windows to front and side, a bespoke mezzanine bed has been constructed to maximise the space, but this could of course be removed to enjoy the full height ceilings if required. Heading up the hall, the main bedroom is on your right, with views to the church, and full width built-in wardrobes with mirrored sliding doors. Opposite is the family bathroom, another spacious room with a three piece suite comprising low level W.C, pedestal hand wash basin and panelled bath with a shower over and tiled splash backs. The main living space is open plan, incorporating ample space for a sitting area, with a breakfast bar separating the kitchen area. Wood effect flooring runs underfoot, with a window to side, high ceilings, wall lighting and two built-in cupboards. The kitchen offers a u-shape arrangement of units and work surfaces, with an inset electric ceramic hob and oven, room for general white goods and tiled splash backs.



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## THE GREAT OUTDOORS

With no formal outside space within The Leather House, apart from a small shared gated and central courtyard housing the bin stores and providing space for some table and chairs, the property is well situated for some amazing walks through the city, and along the river - all within a few minutes walk of the property.

## OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station, a short 20 minute walk away.

## FIND US

Postcode : NR3 1AB

What3Words : ///speech.moods.fence

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property is leasehold with a remaining 84 years from the original 125 year term. Ground rent is charged at £100 PA. Service charges for 2024-2025 are set at £213.51 PCM, and have averaged £182 PCM over the last four years. Major works in the last four years have been completed, including replacement of the communal fire safety system, and exterior decoration, with some works still going ahead.

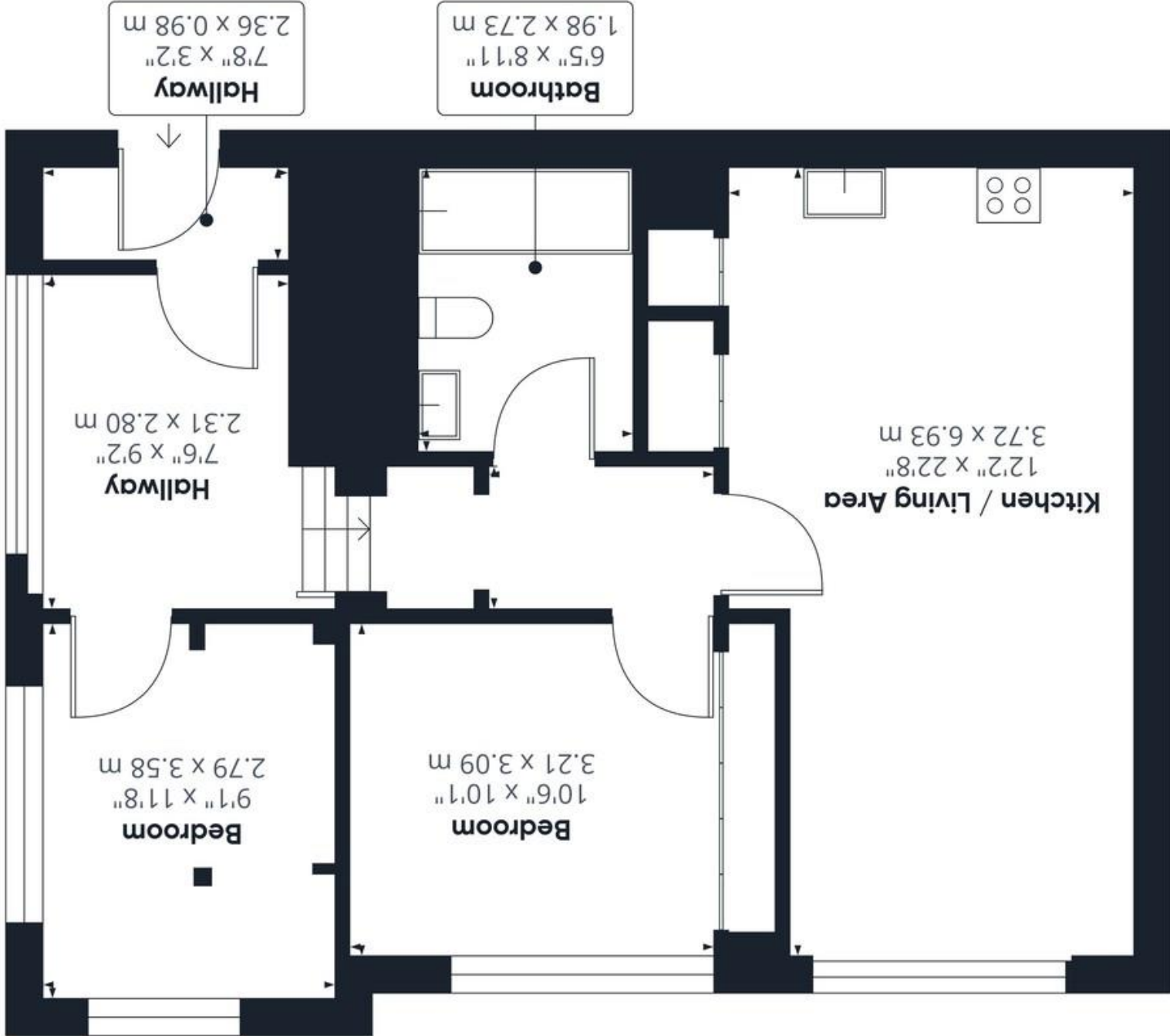
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Price:



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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 709.13 ft<sup>2</sup>  
 65.88 m<sup>2</sup>

