



Wensum Street, Norwich - NR3 1LA



Wensum Street

Norwich, Norwich

NO CHAIN! Located in the heart of the vibrant CITY CENTRE with a wide range of amenities and bars on your doorstep, this charming TWO BEDROOM DUPLEX APARTMENT spanning the first and second floor of the building offers an enticing blend of character and modern living. With no onward chain, this property presents a perfect opportunity for those looking to invest in a city property with historical charm. The OPEN PLAN reception and kitchen area boasts a vaulted ceiling and plenty of space with lots of natural light flooding in creating the ideal space to entertain. The impressive landing area on the top floor welcomes you to the impressive two double bedrooms and sets the tone for the rest of the home. The TWO AMPLE DOUBLE BEDROOMS provide comfortable accommodation, while the bathroom offers both style and functionality. This property is not only an inviting living space but also represents an ideal investment opportunity for buy-to-let or holiday let purposes. Perfectly situated for city living, residents will benefit from easy access to a host of amenities, ensuring convenience and a vibrant lifestyle at their doorstep.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

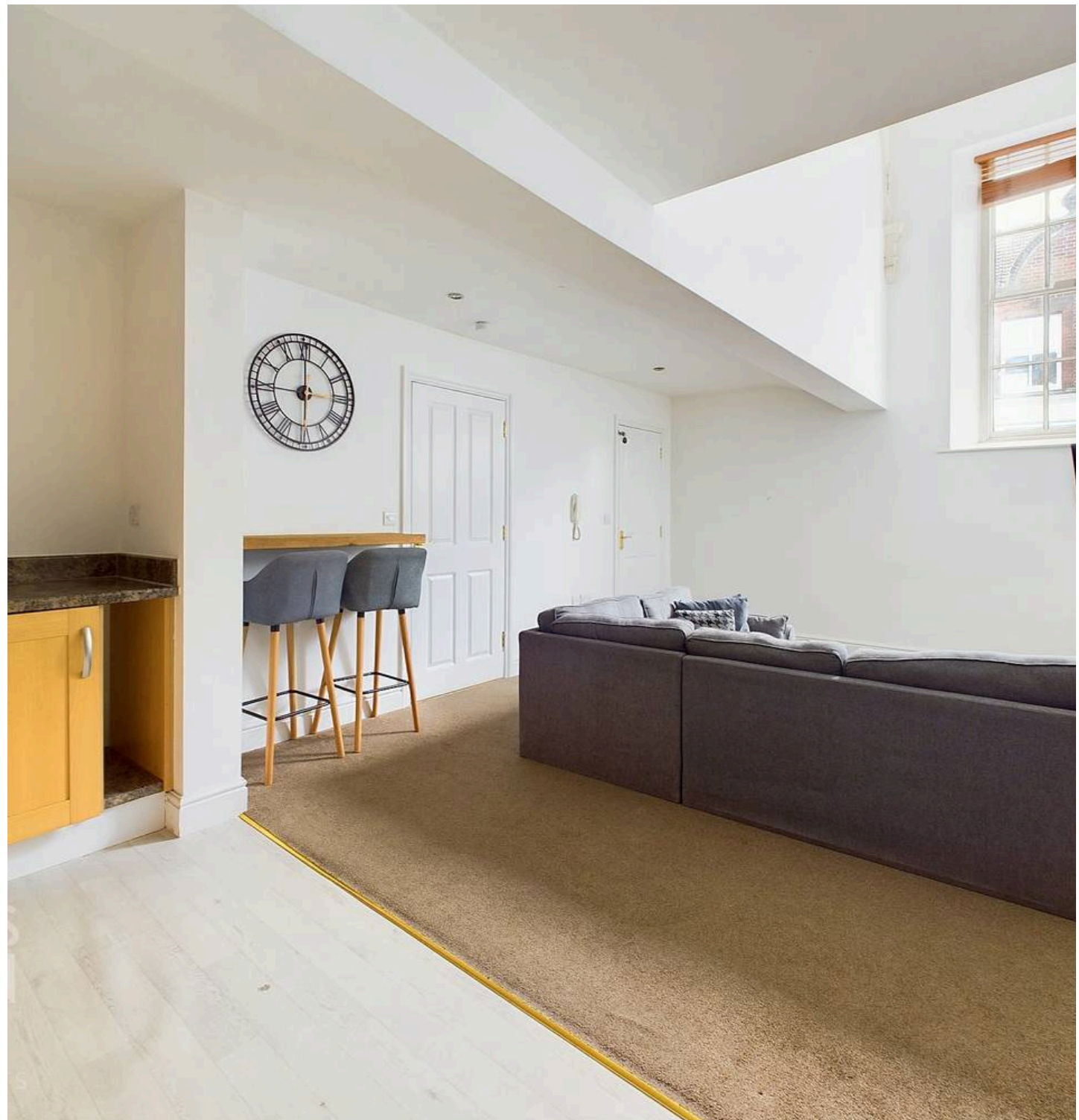


- No Chain!
- City Centre Duplex Apartment
- Filled With Character & Charm
- Open Plan Reception/Kitchen With Vaulted Ceiling
- Impressive Landing Space
- Two Ample Double Bedrooms & Bathroom
- Ideal Buy To Let / Holiday Let Investment
- Well Located For City & Amenities

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.

SETTING THE SCENE

The property can be found off Wensum Street with a door into the ground floor lobby for the building. Heading up the stairs to the first floor there is a private door leading into the hallway to the apartment itself.



THE GRAND TOUR

Entering via the main entrance door to the apartment you will find a hallway with stairs to the second floor and a door into the main reception space. The reception and kitchen are open plan to one another with a vaulted ceiling creating character and light. The sitting area provides plenty of space for soft furnishings as well as the intercom entry system and breakfast bar seating. The kitchen provides plenty of wall and base level storage with rolled edge worktops over as well as integrated appliances including gas hob, electric oven and under counter fridge. Heading up the stairs to the second floor landing you will find a full height ceiling creating a highly impressive space with room for a study desk if required. There is a family bathroom with w/c and hand wash basin as well as bath with shower over. The main bedroom again offers high ceilings and plenty of character and there is a further double room adjacent completing the accommodation.

FIND US

Postcode : NR3 1LA

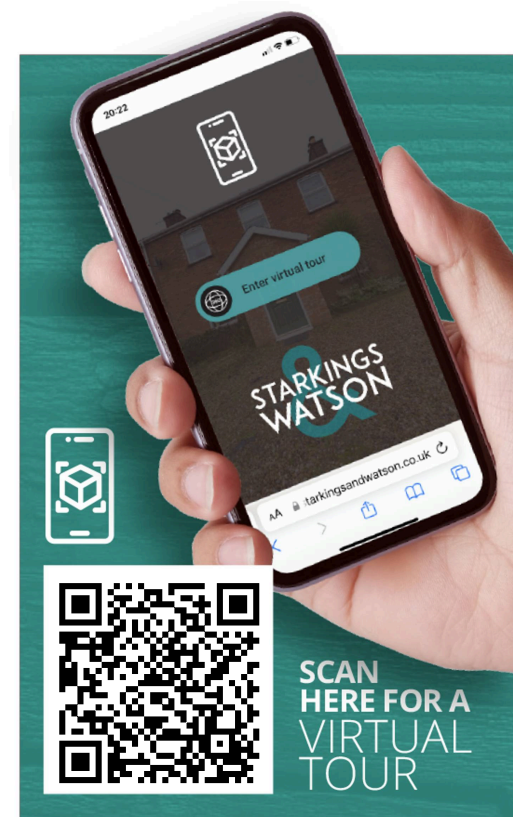
What3Words : ///belts.reduce.those

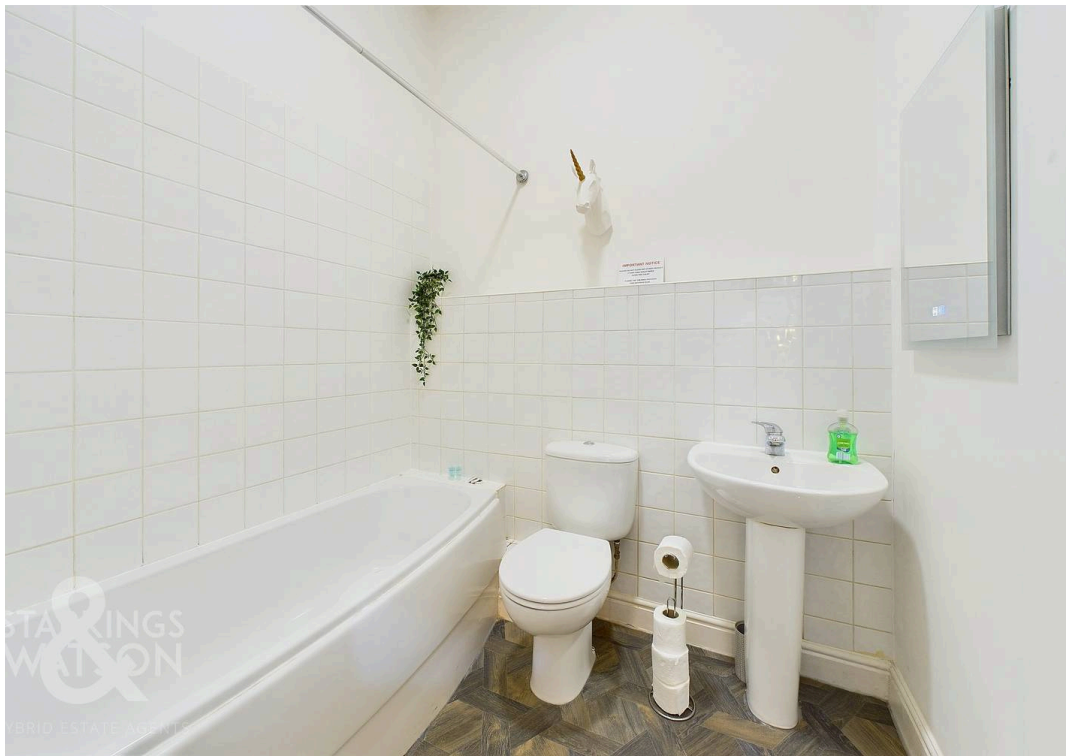
VIRTUAL TOUR

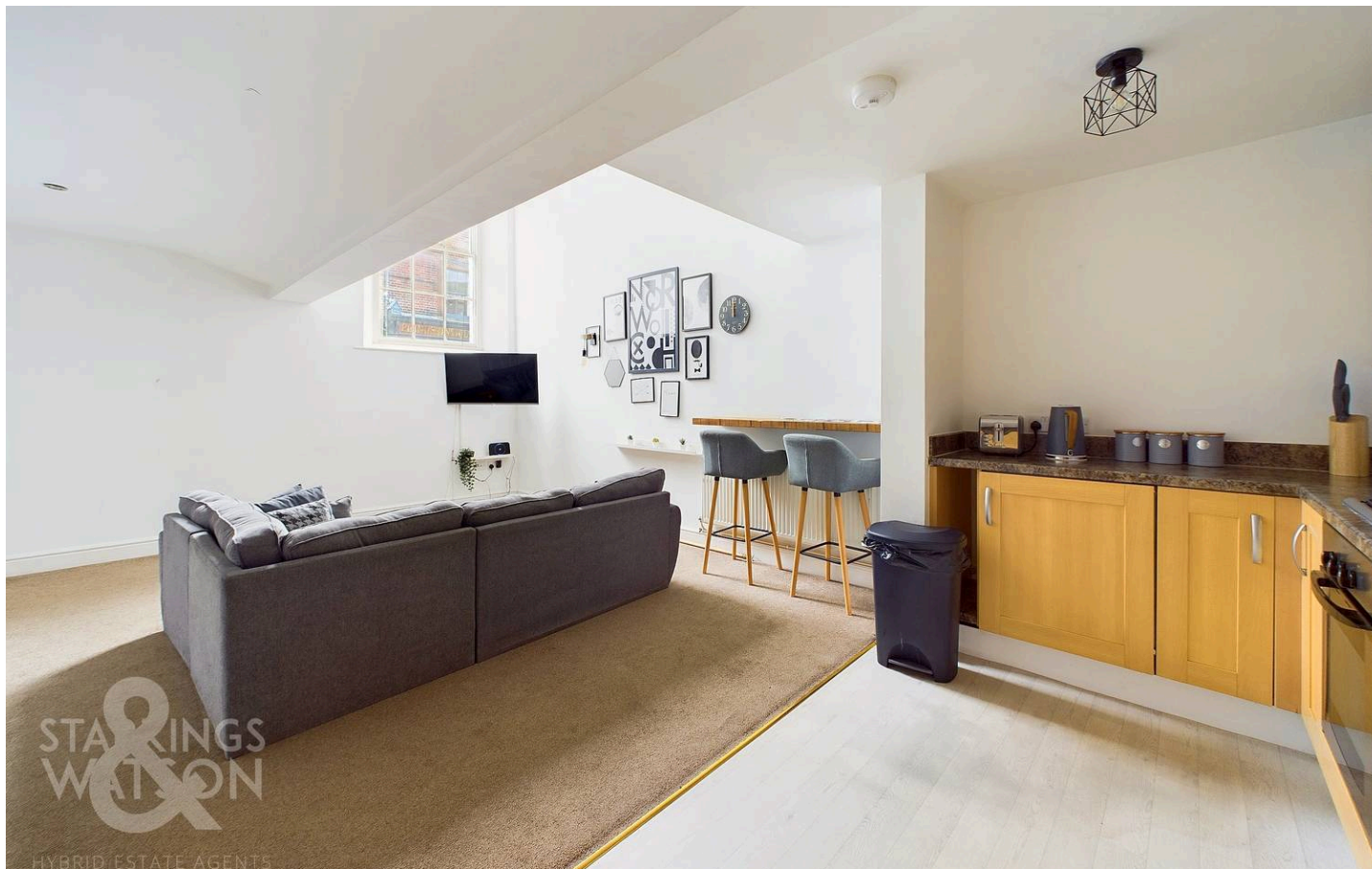
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there is no garden/outside space and no parking. Parking can be found nearby on street. Mains electricity, water and gas are connected with central heating provided by a newly fitted gas fired boiler. The property is leasehold with 114 years remaining on the lease and a current service charge of approx £1111PA.







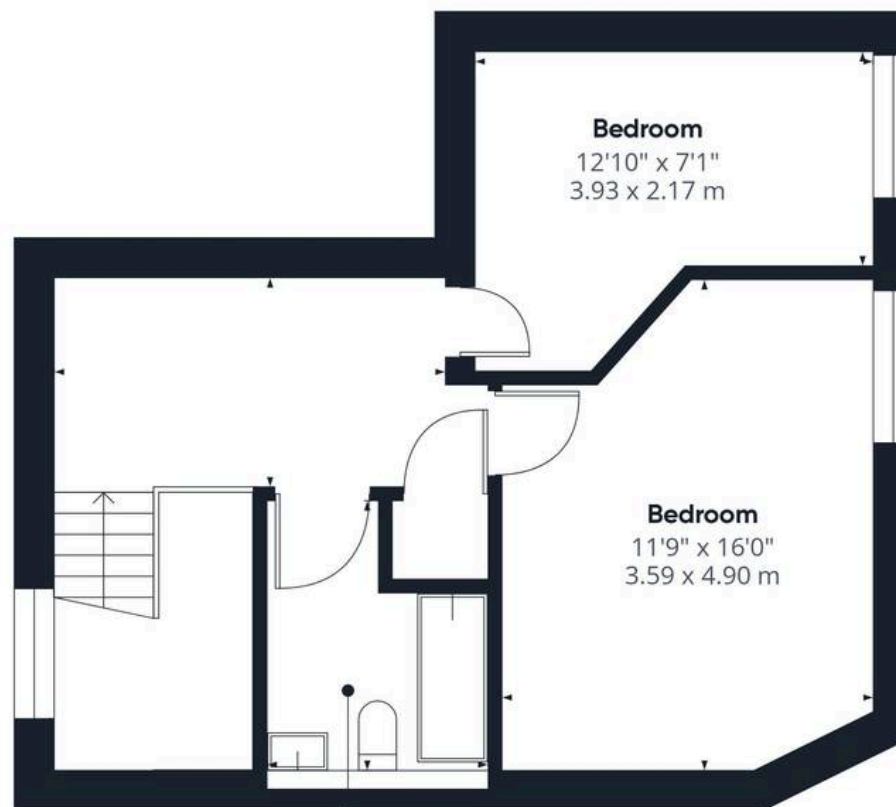
OUTSIDE

No allocated parking. On street parking





Ground Floor



Floor 1

Approximate total area⁽¹⁾

798.15 ft²

74.15 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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