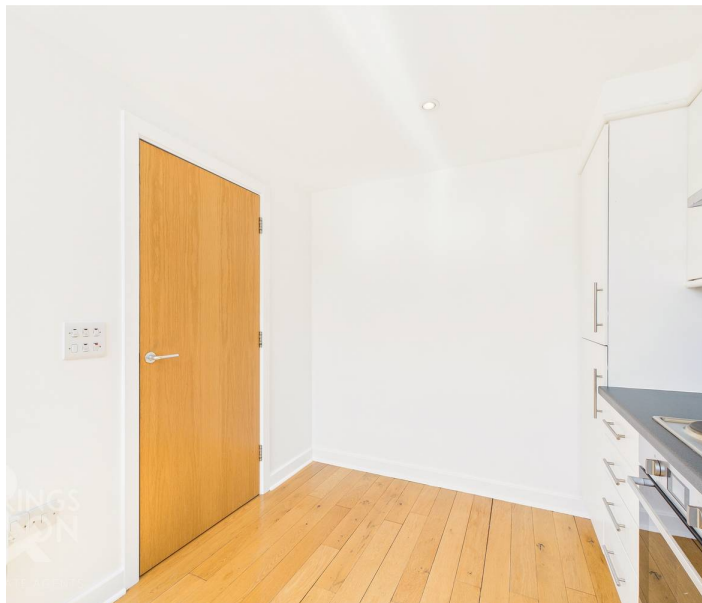




St. Stephens Square, Norwich - NR1 3SD



St. Stephens Square

Norwich

NO CHAIN! This DUPLEX APARTMENT offers a STUNNING CONTEMPORARY FINISH, recently REDECORATED with LARGE SASH WINDOWS and VAULTED CEILINGS all within a CITY CENTRE LOCATION. Needham Place offers a RARE COMMUNAL ROOF TERRACE with space to enjoy outside space in the summer months. With amenities and transport links within a short walk, the property includes a WELL MAINTAINED communal entrance, double glazing and electric storage heating. Stepping inside, the HALLWAY ENTRANCE provides space for coats and shoes with doors opening to the KITCHEN with integral appliances, FAMILY BATHROOM and 15' SITTING ROOM. Upstairs, the landing opens to TWO DOUBLE BEDROOMS with a second FAMILY BATHROOM.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Chain!
- Walking Distance to the City Centre & Local Amenities
- Secure Gated Access
- Duplex Apartment
- Contemporary Finish, Recently Redecorated with Vaulted Ceilings
- Two Double Bedrooms & Two Bathrooms
- Rare Communal Roof Terrace
- Private Secure Store Cupboard/bicycle Shed

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

Needham place offers secure gated access into a lobby entrance with stairs or lift access to the courtyard with communal outside space leading to the main entrance.



THE GRAND TOUR

Upon entering the property, you will find carpeted flooring throughout the entrance hall, providing ample space for storing coats. The staircase to the first floor is situated ahead, with the kitchen located to the right. The kitchen features wood flooring and a stylish light and dark theme, boasting a comprehensive range of white wall and floor base storage units complemented by contrasting dark worktops and splashbacks. Integrated appliances, including a fridge/freezer, dishwasher, oven, hob, extractor, washing machine/dryer are neatly incorporated. A stainless steel sink with a drainer and mixer tap is positioned beneath the window. Moving down the hallway from the entrance, convenient understairs storage is available. Opposite, the first bathroom offers light tiled flooring, a heated towel rail, and a three-piece suite with a glass-enclosed shower. The 15 ft sitting room, enjoying a front-facing aspect, is bright and airy thanks to two large sash windows and spotlights overhead.

Ascending the stairs to the gallery landing, light walls and spotlights ensure a well-lit space. Directly opposite the landing is the second bathroom, featuring white floor-to-ceiling tiled splashbacks, a heated towel rail and a three-piece suite including a bath with a shower above and a glass splashback. The 15 ft main bedroom enjoys a front-facing aspect with vaulted ceilings and integral storage. Completing the accommodation, the second double bedroom offers views over the courtyard, along with useful eaves storage and carpeted flooring.

FIND US

Postcode : NR1 3SD

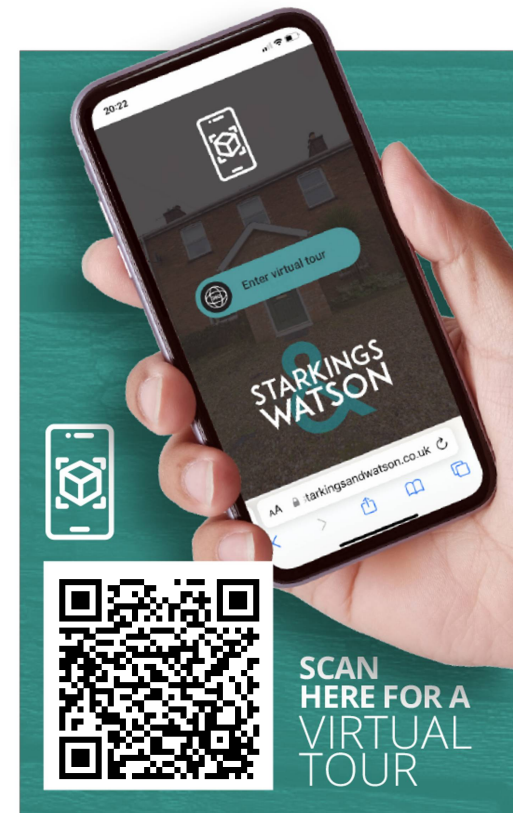
What3Words : ///cowboy.manage.fluid

VIRTUAL TOUR

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

AGENTS NOTES

This property is offered on a leasehold basis with 107 years remaining. A service charge of £3018.42 is paid annually with no separate ground rent charge. The water rates are billed annually.

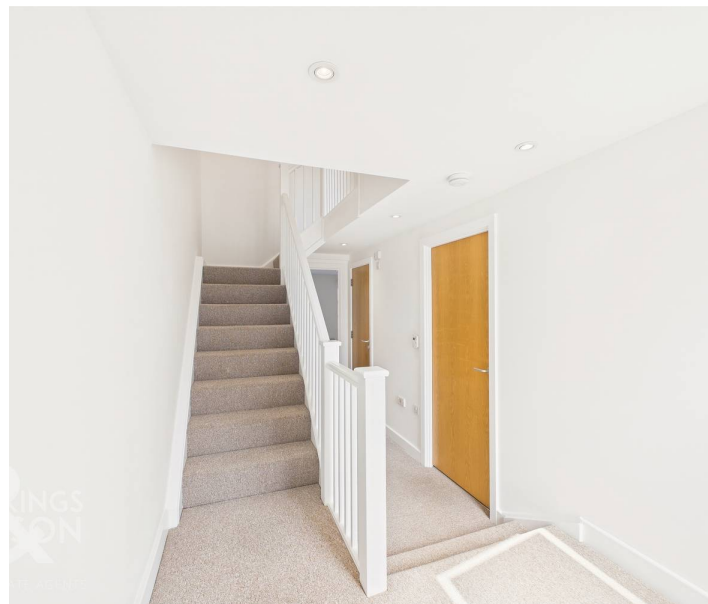


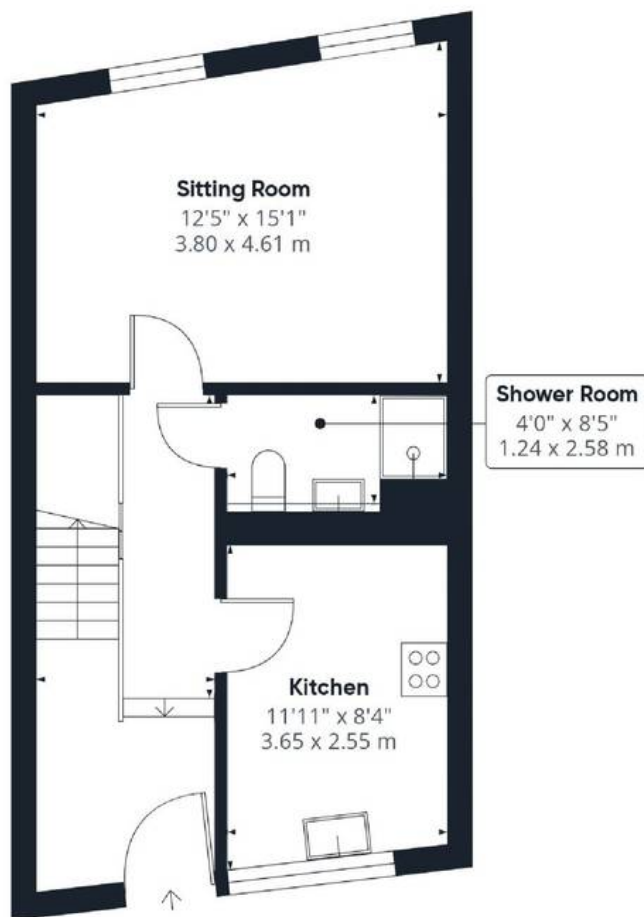




THE GREAT OUTDOORS

The communal courtyard offers patio flooring with wood decking and a large pergola with seating. Mature shrubs can be found throughout.





Floor 1



Floor 2

Approximate total area⁽¹⁾

803 ft²
74.7 m²

Reduced headroom

47 ft²
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.