



Skipper House, Ber Street - NR1 3EZ



Skipper House

Norwich

Occupying a proud position overlooking a former church with panoramic views, this **SECOND FLOOR FLAT** is offered in immaculate condition with high end fixtures and fittings throughout including **UNDER FLOOR HEATING** creating a welcoming and modern setting with the added benefit of **SECURE UNDER GROUND PARKING**, one of the only few flats in the building to have this. The main living space is an **OPEN PLAN** area spanning over 22' in width comprising the sitting room, dining room and **KITCHEN** with a full range of **INTEGRATED APPLIANCES** with the hard wearing wood flooring leaving ample room for soft furnishings. Within the property **TWO DOUBLE BEDROOMS** can be found with the first boasting an **EN-SUITE** shower room and both having use of the modern **THREE PIECE BATHROOM**.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

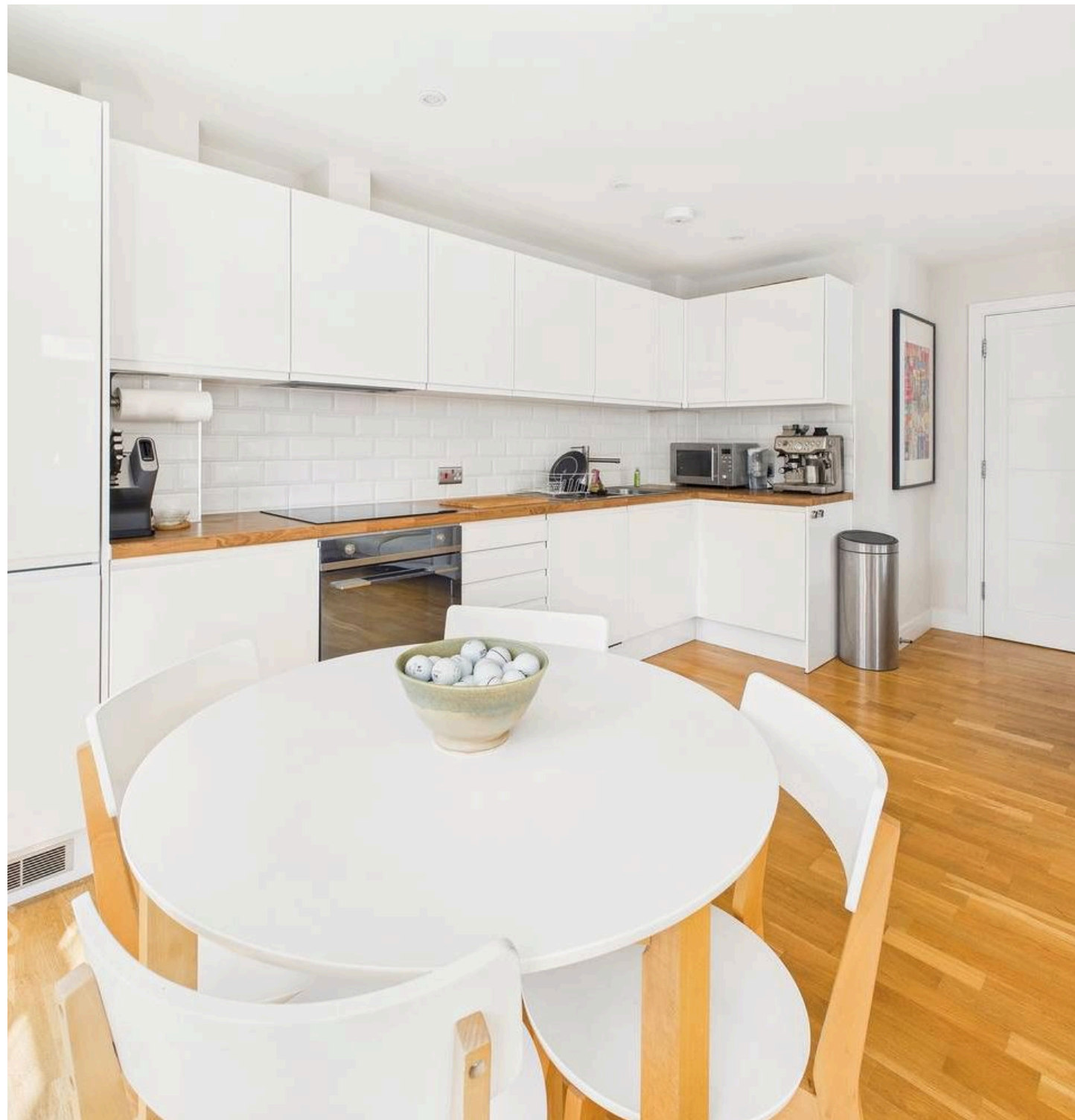


- Second Floor Flat
- Modern Fittings With Underfloor Heating Throughout
- Open Plan Living Area & Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Three Piece Bathroom & En-Suite Shower Room
- Secure Underground Car Parking Space
- Panoramic Views From Main Living Space
- Short Walk To City Centre & Train Station

Located in the heart 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

The property is set back from the street with colourful planting borders taking you towards the main entrance of the building featuring secure entry intercom system leading to an open foyer where lift access will lead you to the second floor. Access to the secure underground parking comes towards the left of the property down Mariners Lane with lift access to the property.



THE GRAND TOUR

Once inside, the central hallway is the first place to greet you brightly decorated with neutral colours and hard wearing wood flooring. The left hand side of the home is occupied by the two double bedrooms with the three piece family bathroom suite coming immediately to your left with a fully tiled surround. This stunning modern suite features a shower head and glass screen over the bath with floating vanity storage and heated towel rail. The first of the double bedrooms comes just next door to this with double glazed window overlooking the surrounding city. This room is more than large enough to accommodate a large double bed with additional soft furnishings whilst a second double bedroom sits just next door with the added benefits of an en-suite shower room with similar tiled surround and fittings plus rainfall shower head mounted above. The main living space comes towards the right hand side of the home in the form of an open plan area. The same hard wearing wood flooring is laid underfoot and the room is flooded in natural light due to its multitude of windows surrounding the living space creating panoramic views and tree lined setting over the former church and its grounds ahead. To the right, the kitchen offers a wide array of wall and base mounted storage units set around wood effect work surfaces which in turn give way to integrated appliances including an oven and hob with extraction above, tall fridge/freezer, dishwasher and washing machine whilst flooring opens beyond this to allow more than enough room for both a sitting and dining room suite. A potential choice of layouts can be had in the space due to its open setting whilst the current owner also incorporates a home office workspace towards the rear of the room.

FIND US

Postcode : NR1 3EZ

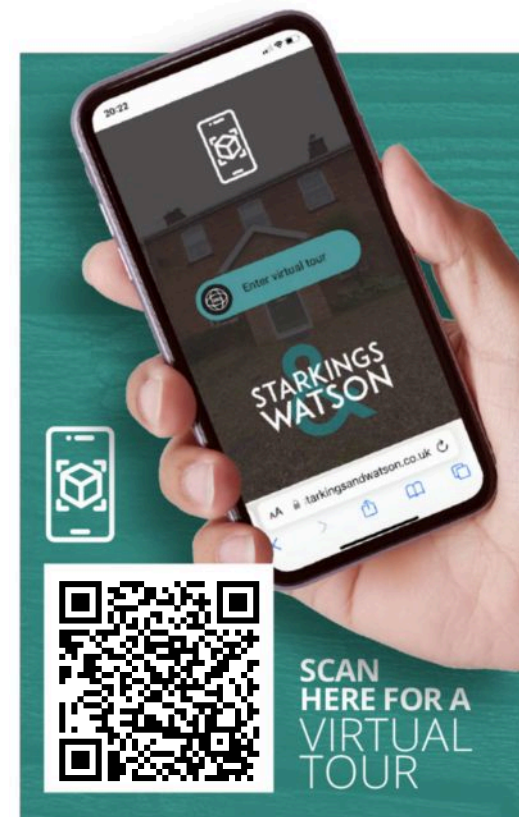
What3Words : ///[topped.city.daisy](https://www.what3words.com/#!/topped.city.daisy)

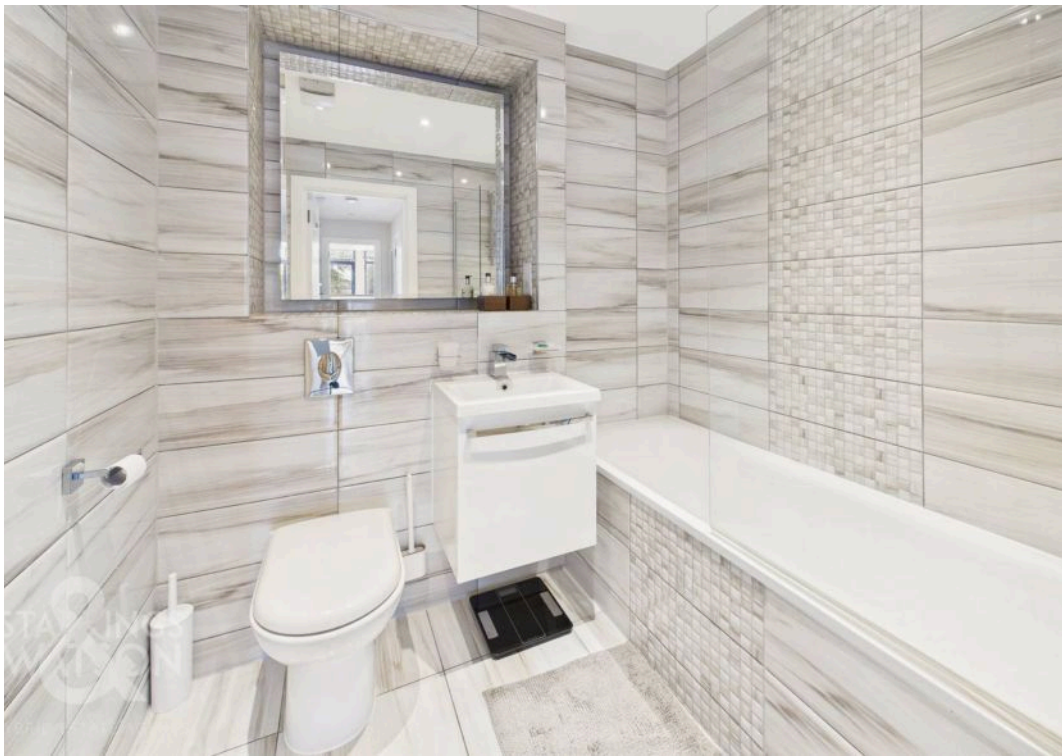
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis where there is currently a 116 year lease remaining. Ground rent is charged at £250 P/A and service charges amount to £2292 P/A however can be subject to fluctuation.

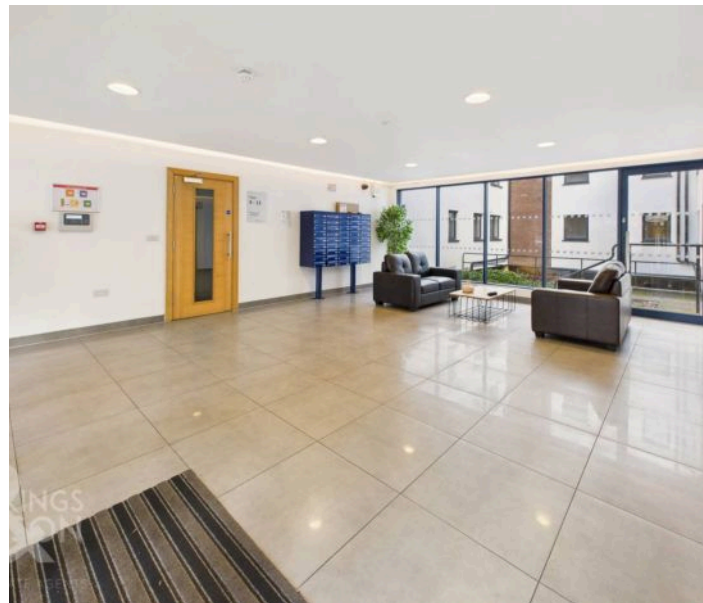
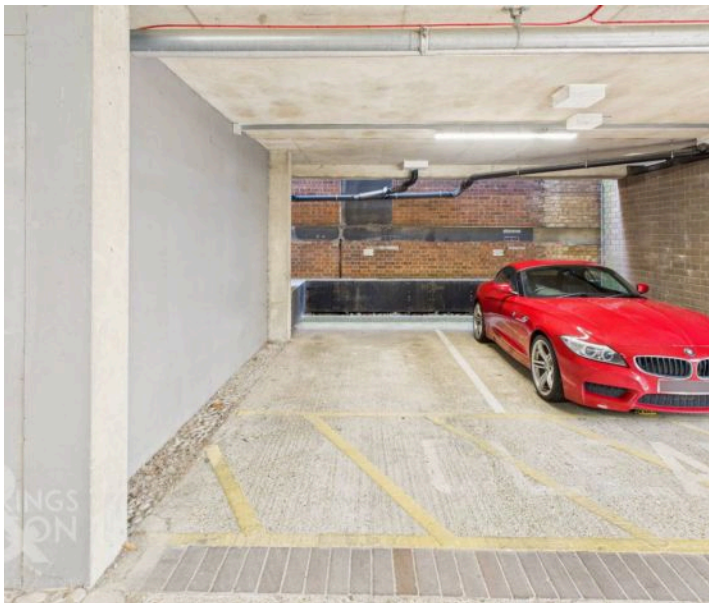


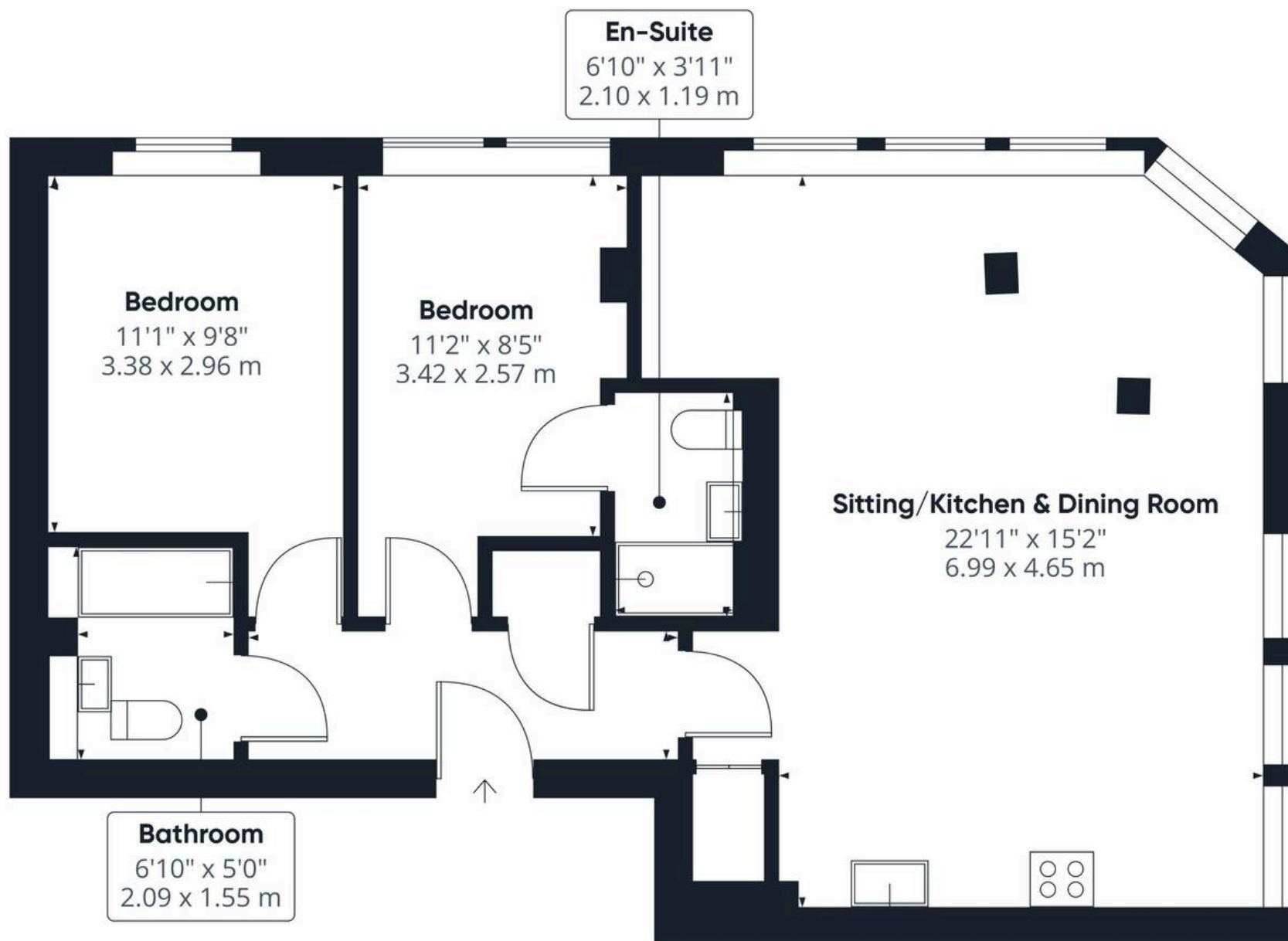




THE GREAT OUTDOORS

Whilst there is no private garden for the property it does sit only a few minutes walk to the bustling heart of Norwich city centre with many eateries, shopping facilities and leisure facilities giving you plenty of choice. The mainline train station is also only a few moments walk away with links in to London and further parts of the country.





Approximate total area⁽¹⁾

748 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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