

33 Skipper House,
Ber Street
Norwich
NR1 3EZ



33 Skipper House, Ber Street

Guide Price £260,000

THE TWO DOUBLE BED CITY CENTRE APARTMENT...

Skipper House was formerly Elliot House, an industrial tribunal office building and a classic example of 1960s brutalist architecture. A unique landmark in Norwich city centre, the building offers panoramic views over the city and was redeveloped into 45 luxury apartments by architects Edward Skipper and Associates in 2017. The current owners of number 33 saw the potential of this central two-bed apartment on the second floor, and have enjoyed it ever since, adding their own touches of built-in wardrobes and additional kitchen storage. The 10-year CRL Building Warranty is valid until December 2027.

A high-quality development, the apartment features engineered Oak flooring with zoned underfloor heating, a 150l hot water tank, ultrafast broadband, contemporary internal doors and fittings, video intercom, lift and secure underground parking.

The hallway is so large it almost qualifies as another room (so useful in an apartment!) and can accommodate enough furniture for shoes, coats and larger items such as the Hoover and ironing board. The open-plan living area has ample space for lounging and dining, with a separate kitchen area tucked away around the corner. Large windows provide masses of light and views over the city (you can just see the cathedral from here). High gloss, handleless kitchen cabinets feature large pan drawers, and a well-designed layout includes integrated double ovens, fridge, freezer, hob extractor, washing machine and dishwasher, with room for an additional free-standing fridge/freezer.

At almost 6m in length, the master bedroom is vast, overlooking the development's central courtyard garden and with spacious fitted wardrobes chosen by the owners to complement the apartment's contemporary decor. The ensuite shower room is beautifully finished with floor-to-ceiling tiles, a recessed backlit mirror, a fixed rain head and separate handheld shower and a contemporary white suite with vanity unit. The second bedroom is also a large double, and the main bathroom (with a shower over the bath) is fitted out to match the master ensuite.

Given the quality of the fixtures and fittings, the addition of an underground parking space, and its central location in a unique landmark development, this property would make a perfect home for city workers but would work equally well as a city pad or rental.

Agents Notes...

A pre-recorded walkaround tour is available for this property.

The vendors solicitor has a valid EWS1 form.

Council Tax Band C

Local Authority
Norwich County Council

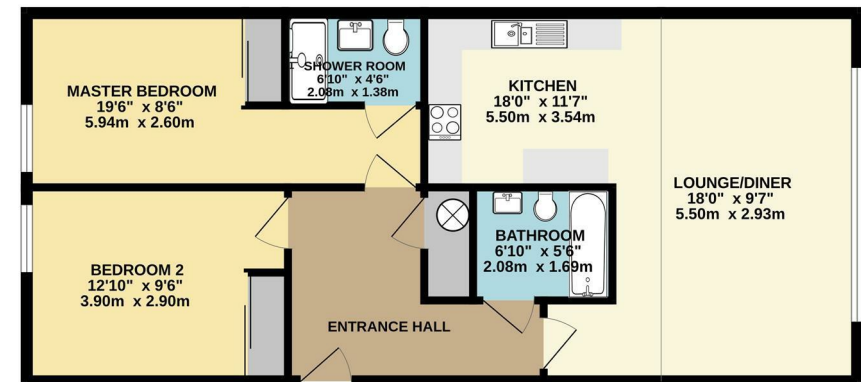
Council Tax Band C

EPC Rating D



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GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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