



**The Leather House, St. Georges Street, Norwich, NR3 1AB**

**welcome to**

## **The Leather House, St. Georges Street, Norwich**

**\*OFFERED CHAIN FREE!!\*** William h Brown Norwich are delighted to present to the market this fabulous 2 bedroom apartment set within a stunning historical building boasting character features and high ceilings throughout. The property itself is situated in a highly regarded and sought after location.



## Entrance Porch

Entering via the communal entrance, Fitted carpet, door to hallway.

## Entrance Hall

9' 3" x 8' ( 2.82m x 2.44m )

A wonderful split level hallway which also doubles up as a study area. Fitted carpet, Window to front aspect and storage heater. Door to bedroom 1 and stairs leading to bedroom 2, bathroom and living accommodation.

## Bedroom

11' 8" x 9' 1" ( 3.56m x 2.77m )

Windows to front and side aspects with view of St Georges Church. The windows area raised from the footpath for increased privacy. Carpet, electric wall heater.

## Bedroom

12' 2" x 10' 2" ( 3.71m x 3.10m )

Window to side aspect, fitted carpet and electric wall heater.

## Bathroom

Panelled bath with shower above, WC, wash hand basin, partially tiled, extractor fan, shaver point, tiled flooring.

## Lounge/ Kitchen

22' 8" x 12' 2" ( 6.91m x 3.71m )

The kitchen area comprises a fully fitted kitchen with wall and base units and work surfaces above and breakfast bar. Electric hob, electric oven, plumbing for washing machine and plumbing for dishwasher, 1.5 bowl stainless steel sink. Wooden flooring which flows from the kitchen area to living room, wall lights and window to the side aspect over looking St Georges Church.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Leather House St. Georges Street, Norwich

- NO ONWARD CHAIN
- City centre location
- Historical building
- Ground floor apartment
- Open plan living

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1984.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£240 000**

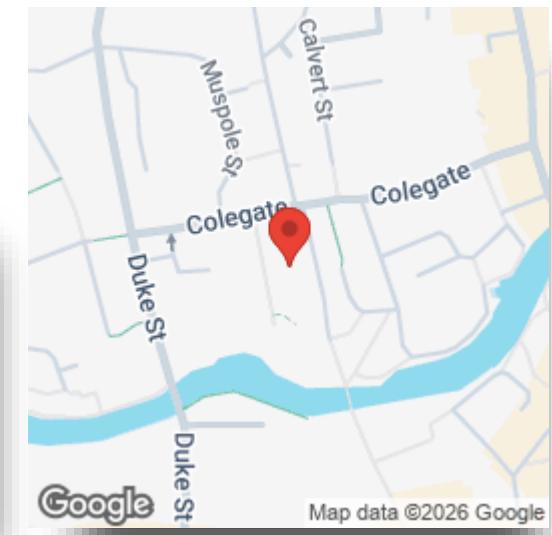


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Property Ref:  
NOR143157 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



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