



32 St George's Street
Norwich, Norfolk, NR3 1BA

BROWN & CO



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A well presented, light and spacious modern penthouse apartment with roof terrace, located right in the City Centre provides the following accommodation: Entrance Hall, Master Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom, Modern Fitted Kitchen, stairs to: Large Sitting Room & Dining Area with vaulted ceiling with french windows to the roof top terrace. Secure parking space.

Guide Price £450,000 Leasehold



DESCRIPTION

A modern split level penthouse apartment in the heart of the city, with a traditional brick and stone-effect elevation complementing the surrounding environment. This is a superb location on the pedestrianised part of St George's Street but with vehicular access to the garage, and only a short walk to Norwich Playhouse. With a duplex arrangement giving a superb, living room on the top floor, with a curved and beamed ceiling and plenty of windows and doors from the walled terrace. There is no lift but the apartment is on the second floor and approached by a wide hall and stairs approached from St George's Street, with secure intercom entry.

There are three bedrooms, one with an en-suite shower room and all with built in wardrobes, home working could easily be provided for. On the same level is a separate bathroom with a shower over the bath, and a fitted kitchen. The hallway has a natural wood staircase and upstairs you will find the light and spacious sitting / dining room with access on two sides to the terraces. Outside, to the rear of the property and approached under an arch there is a paired garage with the neighbour providing off road parking or storage. The apartment benefits from double glazing, gas heating and is offered with no onward chain.

LOCATION

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. Norwich reputedly is the most complete medieval city in the United Kingdom, with ancient buildings including St Andrews Halls and the former Blackfriars monastery almost opposite the apartment block. The ancient Guildhall, two Cathedrals and Norwich Castle all add to the historical ambience but the city is far from having a staid outlook. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links, with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself probably most famous for its man-made broads, a national park

with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages such as Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

DIRECTIONS

From Norwich city centre, head towards St Andrews Hall and the property will be found adjacent to this on St George's Street.

TENURE

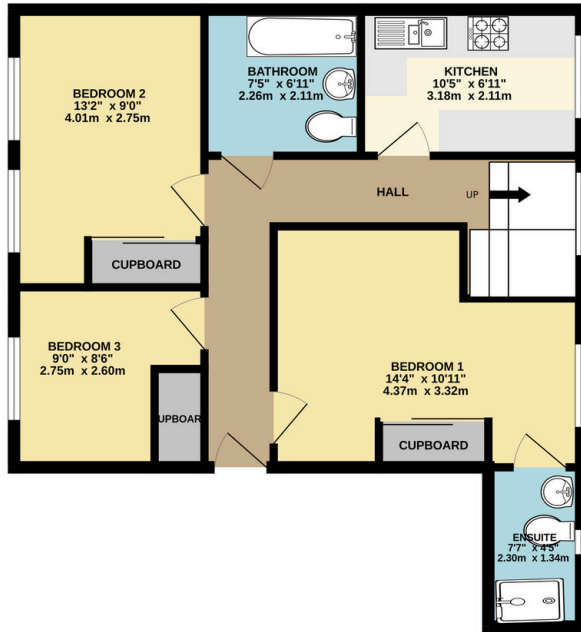
Leasehold. 125 years from 1st November 2003

AGENT'S NOTES:-

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the joint selling agents' Norwich Office. Tel: 01603 629871

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

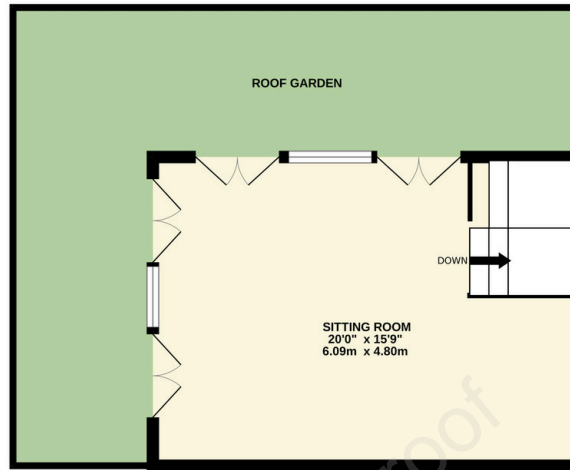


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 911 sq.ft. (84.6 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 mis-statement. 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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1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



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