



2 Octagon Court
Calvert Street, Norwich, NR3 1AN

BROWN & CO



2 Octagon Court, Calvert Street, Norwich, NR3 1AN

A lovely opportunity to acquire a Grade II* Listed two bedroom apartment in an historical area of Norwich city centre.

GUIDE PRICE - £350,000



DESCRIPTION

No. 2 Octagon Court comprises a delightful two bedroom apartment on the ground floor, consisting of a spacious hallway, a generous living space with bay window allowing lots of natural light in, and has a good-sized kitchen and two storage/airing cupboards.

Being Grade II* Listed, the property boasts many original and unique features such as traditional corning, original panelled walls, sash windows and fireplaces. The building itself dates back to the 18th century, being originally built as one house that was later converted into a factory, before it's present use as apartments.

To the outside, the property benefits from off-street parking and access to an allocated storage room beneath the property. Surrounding the property there is a communal courtyard space containing mature greenery and foliage.

The property is leasehold with 90 Years remaining, the leaseholder being Norwich City Council.

Service charge: £237 per annum. Ground rent and fire insurance is included within the service charge.

Services include mains drainage, mains electricity and mains water.

Local authority is Norwich City Council.

LOCATION

Calvert street is tucked away and in a sought-after area within the city centre of Norwich. Close by there are local cafes, restaurants, theatre and a delightful riverside walk. Calvert street itself is a picturesque, cobbled no through road so traffic is kept to a minimum.

DIRECTIONS

From Tombland by the Cathedral proceed to the lower end of Tombland and turn right onto Palace Street.

Continue along Palace Street onto Whitefriars until you reach the roundabout. Take your first exit onto the flyover and proceed in the left-hand lane. Before the roundabout there is a left hand turning to come off the flyover. Take that turning onto Calvert Street. The property is located towards the end of Calvert Street on the left-hand side.

AGENT'S NOTES:

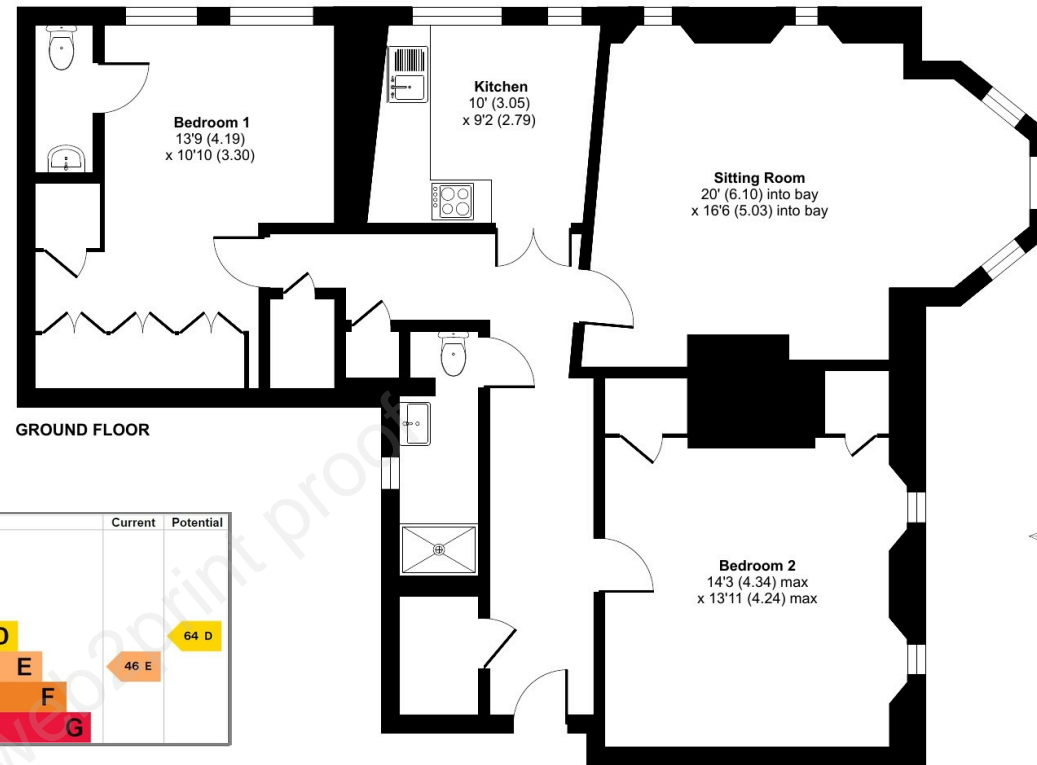
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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



Octagon Court, Calvert Street, Norwich, NR3

Approximate Area = 1090 sq ft / 101.2 sq m
For identification only - Not to scale



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1138734

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