



Flat 5 The Leather House

76/78 St Georges Street, Norwich, Norfolk, NR3 1AB

BROWN & CO



Flat 5 The Leather House, 76/78 St Georges Street, Norwich, Norfolk, NR3 1AB

A wonderfully presented three-bedroom apartment situated on the second floor of an impressive, historic building within the heart of the medieval quarter of Norwich city centre.

£400,000 Leasehold



DESCRIPTION

No.5 The Leather House is a delightful apartment situated on the second floor of this historic building, in the heart of the medieval quarter of Norwich city centre. The property is wonderfully located for all the amenities Norwich has to offer, and the apartment itself enjoys fine views across Colegate and St Georges Street.

The accommodation of the apartment is well arranged with the principal rooms accessed off the spacious reception hall. The principal L-shaped 36ft sitting/dining room is a super space and links in beautifully with the kitchen area which has fitted appliances. The property flows extremely well, with the bedroom accommodation occupying the northwest wing where there are three double bedrooms and a family bathroom. The principal bedroom benefits from an en-suite wet room.

In addition, there is secure access from St Georges Street and a lift.

The buyer of this apartment may have the opportunity to rent a parking space within the local area. More details regarding this can be discussed with the selling agent.

Services: Main's electricity, mains water, mains drainage.

Tenure: Leasehold with approximately 84 years left to run.

Services charges (including building insurance) £4,539.20 for the period 1st April 2024 - 31st March 2025.

Ground rent £200 per annum, invoiced six monthly.

Council tax band E. Charge for 2024/25 is £2,793.06.

LOCATION

No. 5 The Leather House is positioned within a prime residential area within the medieval quarter of Norwich City Centre and features a great selection of restaurants, bars, coffee shops and galleries. You are also within walking distance of Norwich's landmarks and main sights.

DIRECTIONS

From Tombland by the Cathedral proceed to the lower end of Tombland and continue straight on to the left of the Maids Head Hotel into Fye Bridge Street. Proceed over the bridge and take the first turning on the left into Colegate. Proceed along Colegate and at the junction with St George's Street turn left and the property will be found on the right-hand side between the arch of The Last

Wine Bar. There are time limited Pay and Display car parking spaces on Colegate.

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.

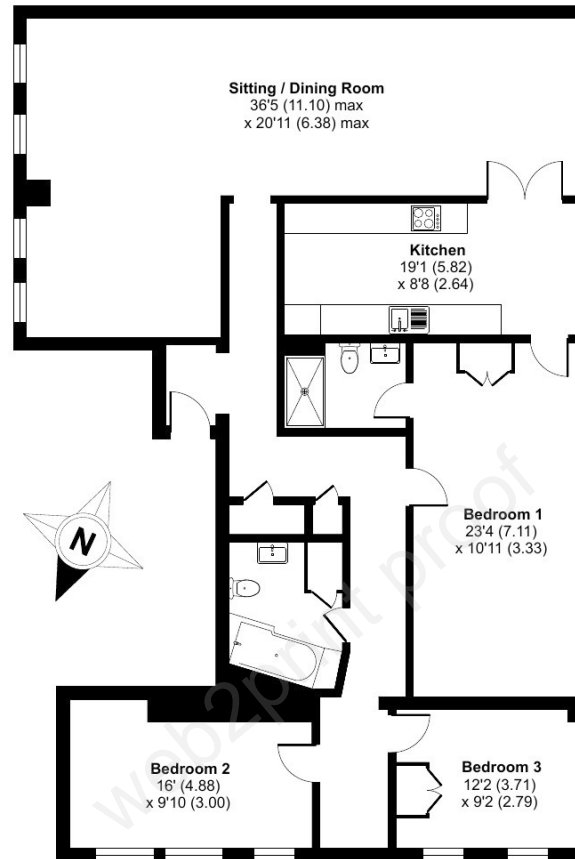
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

St. Georges Street, Norwich, NR3

Approximate Area = 1674 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Brown & Co. REF: 1155361

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