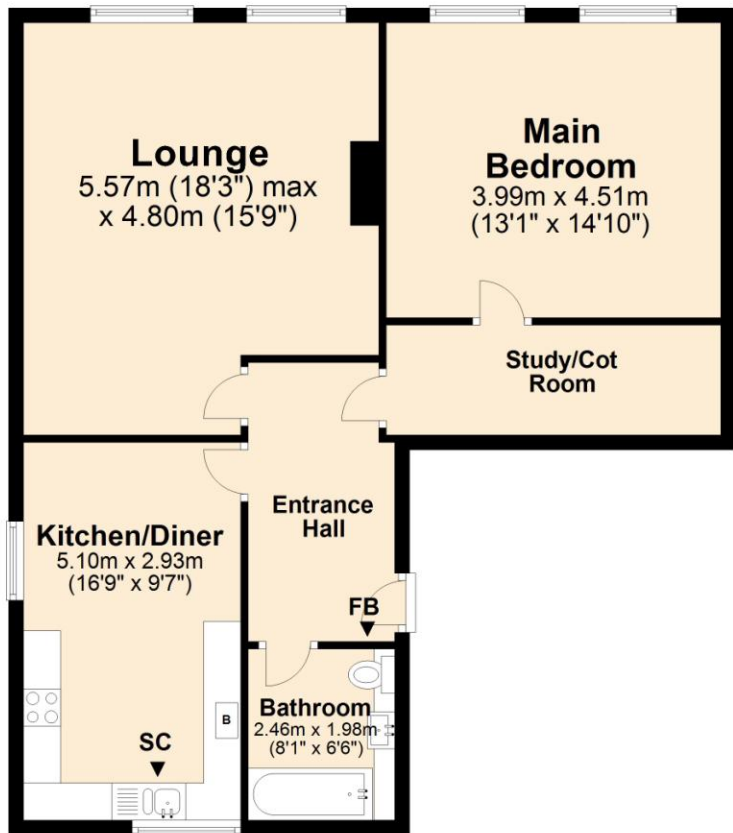


Second Floor

Approx. 78.8 sq. metres (848.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 sq. feet)

OUTSIDE

Situated on the second floor, the property is accessed via wrought iron gates and archway to the right-hand side leading to the shared entrance door and stairwell.

DIRECTIONS

Head along St Giles Street where the property can be found above a restaurant, opposite the entrance to St Giles car park.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

B

Energy Efficiency Rating Current D 60 Potential D 65



01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Situated in the vibrant heart of the city, this stunning Grade II Listed, second floor leasehold apartment masterfully combines modern convenience with Georgian architectural elegance. This part-furnished property features one double bedroom adjacent to a versatile study/cot room, a spacious 15'9 lounge with a decorative fireplace, a 16'9 dual-aspect kitchen/diner equipped with integrated appliances, and a bathroom complete with a 3-piece suite. Arrange your viewing today!

St. Giles Street

Norwich | Norfolk | NR2 1LL

£1,095 pcm

Grade II Listed second floor leasehold apartment in a convenient location

Available part-furnished, conveniently located for amenities, city centre and road links

1 double bedroom off the study/cot room

16'9 dual aspect kitchen/diner with granite worktops and appliances

18'3 lounge with plenty of natural light and decorative fireplace

Bathroom with 3 piece suite and shower over bath

Wood-framed windows, some sashes and some double glazing

Gas central heating via a Combi boiler

Storage shed to the front of the property

Available Mid-June 2024!

