



54 Austin House King Street, Norwich
Norwich

Minors & Brady



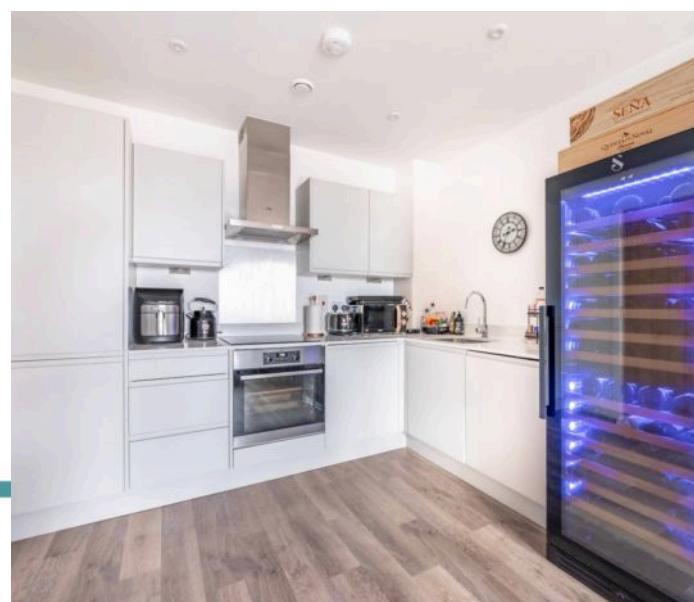
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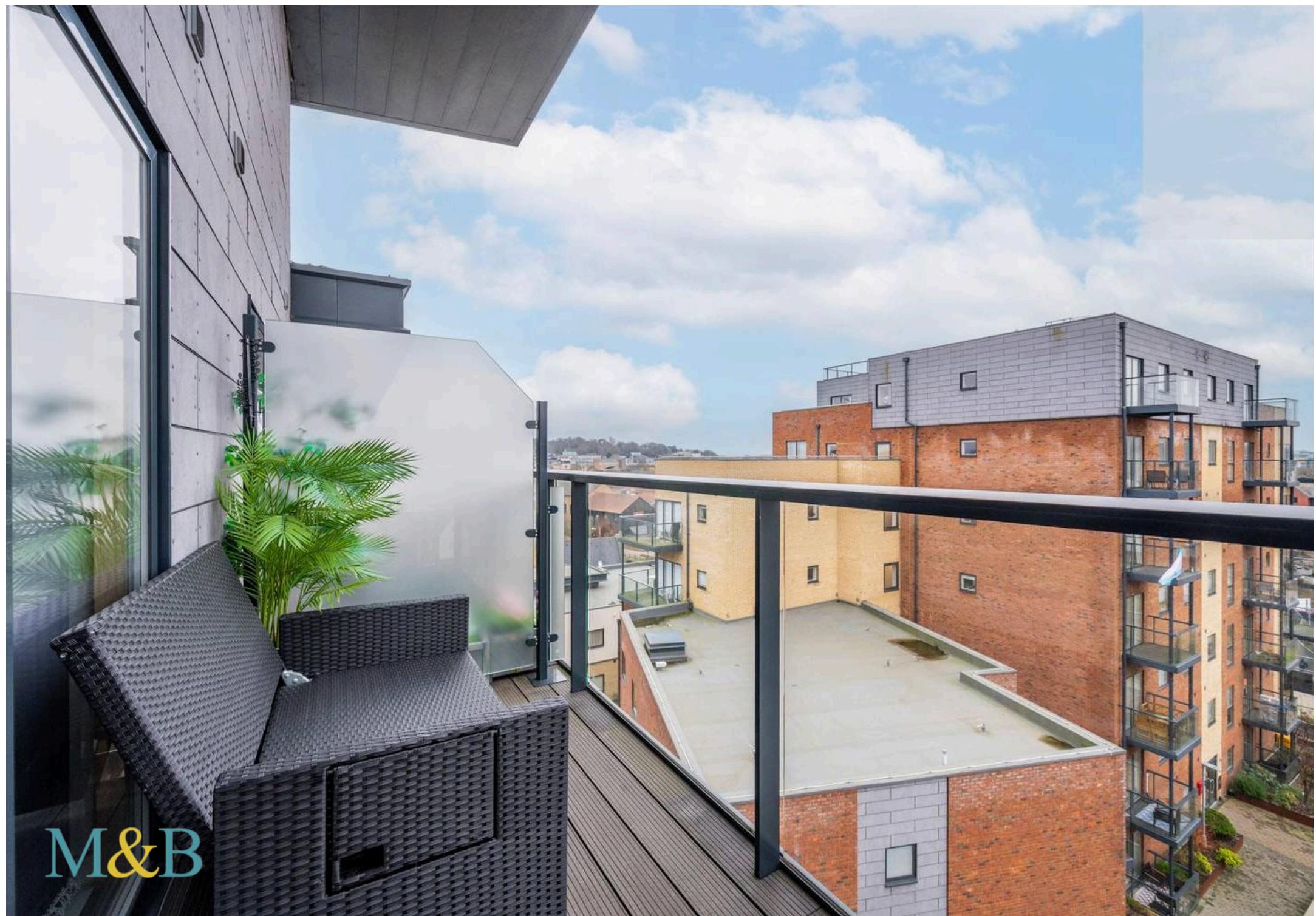
Norwich, Norwich

Set within walking distance of the city centre, this well-presented two-bedroom top-floor apartment offers practical and comfortable living in a convenient and notably quiet setting, with lift access throughout the building. The accommodation includes two double bedrooms, a modern open-plan living and dining area, and a directly south-facing private balcony enjoying open views. The property is move-in ready and well-suited to a first-time buyer, further benefiting from one allocated parking space, a secure communal entrance with an intercom system for admitting visitors, and its elevated top-floor position, which helps minimise passing noise. Located on King Street in Norwich, the apartment is within approximately 0.3 miles on foot of Norwich railway station and close to independent cafés, riverside walks, Elm Hill, Tombland, and the Riverside leisure area, making it a well-connected and easy place to live.

Location

Austin House sits on King Street in the historic heart of Norwich, one of the city's most characterful areas known for its independent shops, cafés, and riverside walks. The location offers easy access to the vibrant city centre, with Elm Hill, Tombland, and the Riverside leisure area all close by. Norwich Market, Chapelfield, and Castle Quarter provide a wide choice of shopping and dining options, while Norwich railway station is approximately 0.3 miles away on foot, offering direct links to London and Cambridge. The area is also well placed for cultural attractions, including theatres, galleries, and museums, making it a popular and convenient setting for city living. Road links out of the city are straightforward, with good access towards the A47 and A11 for wider travel across Norfolk and beyond.





M&B

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Austin House, Kings Street

Entering the building through a secure communal entrance with an intercom system, the apartment is accessed via a well-maintained internal hallway, with lift access to the top floor. The front door opens into a welcoming entrance hall which immediately sets the tone for the apartment, with modern finishes and wood effect flooring continuing throughout the main living spaces. There is useful storage available within the hall, along with access to all principal rooms.

The accommodation opens into a generous open-plan living area, designed to work comfortably as both a lounge and a dining space. The room is well presented and naturally bright, with ample space for seating and furniture arrangements. Doors lead directly out onto the south-facing private balcony, creating a strong connection between the living space and outside. The balcony provides space for seating and enjoys elevated open views, benefiting from its orientation and top-floor position.

The kitchen sits neatly within the open plan layout and is finished with modern cabinetry and work surfaces. Integrated appliances include an oven and hob, with space for additional freestanding appliances. The layout works well for everyday use while keeping the living area open and sociable.

Returning to the hallway, there are two double bedrooms positioned separately from the living space.



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The main bedroom is a comfortable double room with space for wardrobes and additional furniture, presented in a neutral style. The second bedroom is also a genuine double and offers flexibility as a guest room, home office, or additional sleeping space.

The bathroom is finished to a modern standard and comprises a panelled bath with a shower over, a wash basin set within a vanity unit, a WC, and a heated towel rail. The overall finish is clean and contemporary, matching the rest of the apartment.

Externally, the property benefits from one allocated parking space. The development itself is well maintained, with landscaped communal areas and secure access.

The apartment is well presented throughout and, as a top-floor home with lift access, offers a quieter living environment while remaining ideally positioned within walking distance of the city centre.

Agents notes

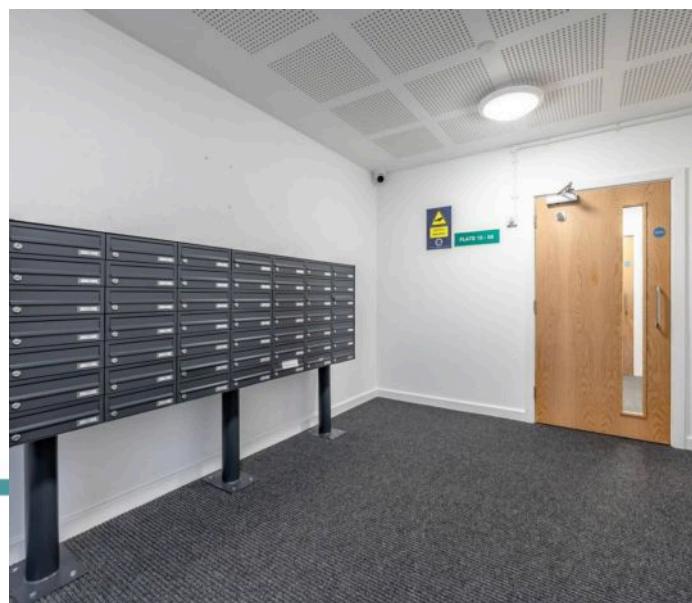
Sold leasehold, connected to mains services, water, electricity and drainage

Electric Central Heating

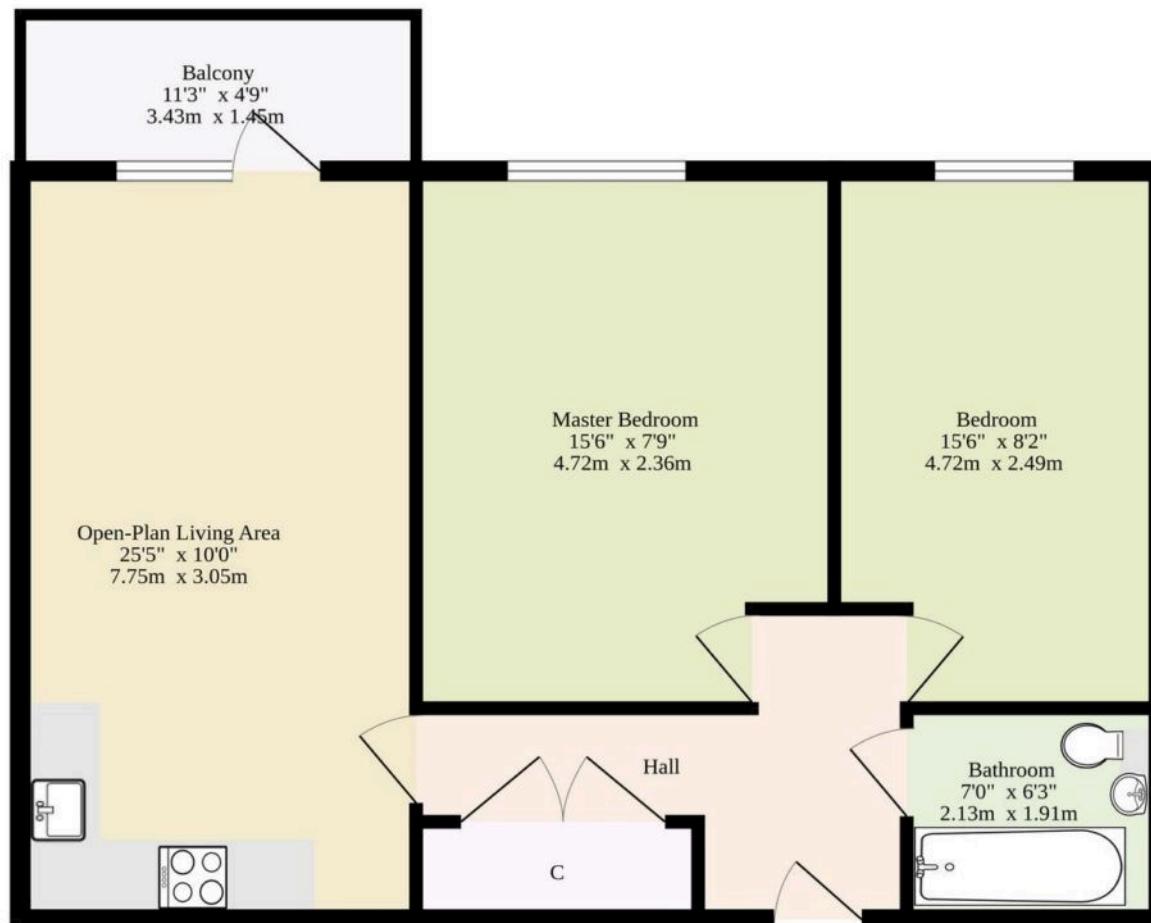
Council Tax Band- C

Approximately 118 years remaining on the lease

Ground rent and maintenance fee combined: £125 per month



589 sq.ft. (54.7 sq.m.) approx.



Sqft Includes Balcony

TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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