



**St. Michael-At-Pleas, Norwich, NR3 1EP**

**welcome to**

**St. Michael-At-Pleas, Norwich**

\*\*\* A superb and exceptionally spacious three bedroom, three storey maisonette situated in a secure and select, gated development, which lies just off Princes Street (Tombland), in one of Norwich's most historic locations. \*\*\*



## Description

Nestled just steps from the coveted Elm Hill, this striking residence combines timeless elegance with modern convenience. A secure underground garage welcomes you home, while a charming second-floor balcony offers a private space for sunrise coffee or evening cocktails. Backed by an extraordinary 999-year lease, the property provides unparalleled peace of mind and a lasting investment for discerning buyers.

Beyond its prime location, the home boasts generous, versatile accommodation that can adapt to a variety of lifestyles. The expansive living areas flow effortlessly into each other, creating a flexible layout. Residents also enjoy privileged access to meticulously maintained communal gardens. The property comes with a basement garage and there's visitors parking within St. Micheal At Pleas.

What truly sets this property apart is its untapped potential; the spacious rooms and thoughtful design invite personalized touches that can elevate the home to even greater heights. Opportunities abound for bespoke upgrades, from a chef-inspired kitchen to bespoke home-office suites. With such a compelling blend of location, space, and future possibilities, early viewing is essential—don't miss the chance to claim this exceptional city centre gem before it's gone.



Total floor area 110.1 m<sup>2</sup> (1,185 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## St. Michael-At-Pleas, Norwich

- Three Storey Maisonette located in the highly sought after location of Norwich
- Secure underground garage
- 999 Year lease from 2016 - Share of freehold
- No ground rent
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144106 - 0005

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