



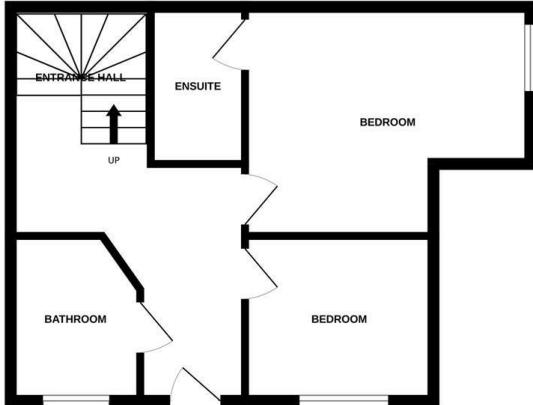
## 9 St Peters Court King Street I I Norwich I NR1 1PB

**£315,000**

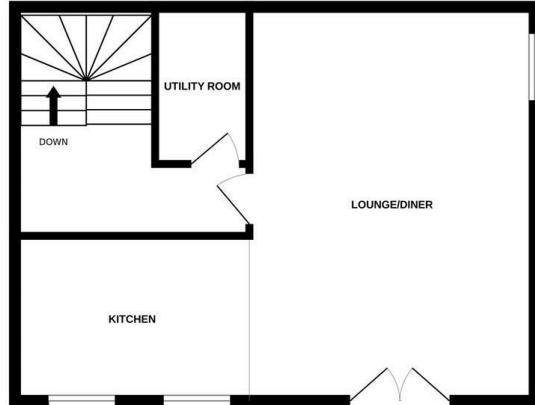
**\*\*STUNNING CITY CENTRE DUPLEX APARTMENT WITH A SECURE GATED ENTRANCE\*\*** Gilson Bailey are delighted to present this exceptional two-bedroom duplex apartment, beautifully positioned behind a secure gated entrance in a highly sought-after city centre location. Immaculately presented throughout, the property offers stylish and versatile accommodation including two generous bedrooms, a sleek en-suite to the principal bedroom, a modern bathroom, and a stunning first-floor lounge/diner with a Juliet balcony, perfectly complemented by a contemporary kitchen and separate utility room. Further highlights include double glazing, gas central heating with a recently installed boiler (2023), a share of the freehold, and the rare advantage of a garage providing secure off-road parking. Combining modern comfort, elegance, and an unbeatable location, this superb apartment is ideal for a wide range of buyers and must be viewed to be fully appreciated.



GROUND FLOOR



1ST FLOOR



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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## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tomblane, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to two bedrooms, bathroom and stairs to first floor.

### Bedroom One 14'1" x 11'4"

Double glazed window, radiator.

### En-Suite 7'9" x 4'7"

walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

### Bedroom Two 9'3" x 8'2"

Double glazed window, radiator.

### Bathroom 8'0" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

## First Floor Landing

Doors to lounge/diner and utility room.

### Lounge/Diner 19'10" x 14'1"

Double glazed window, two radiators, patio doors to Juliet balcony.

### Kitchen 12'2" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows.

### Utility Room 7'9" x 4'8"

Fitted base units with worktops over, sink and drainer, space for washing machine and tumble dryer, boiler.

## Outside

Garage and permit parking available.

## Local Authority

Norwich City Council, Tax Band D.

## Tenure

Leasehold - Share of freehold - Term from 4 December 2001 expiring on 31 December 2126. Please note service/maintenance charges are £250 per annum. For further information, please contact the office.

## Utilities

Full fibre broadband available.

Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band D

### Tenure

Leasehold - Share of Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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