



The Leather House St. Georges Street, Norwich NR3 1AB

welcome to

The Leather House St. Georges Street, Norwich

OFFERED CHAIN FREE!! William h Brown Norwich are delighted to present to the market this fabulous 2 bedroom apartment set within a stunning historical building boasting character features and high ceilings throughout. The property itself is situated in a highly regarded and sought after location.



Entrance Porch

Entering via the communal entrance, Fitted carpet, door to hallway.

Entrance Hall

9' 3" x 8' (2.82m x 2.44m)

A wonderful split level hallway which also doubles up as a study area. Fitted carpet, Window to front aspect and storage heater. Door to bedroom 1 and stairs leading to bedroom 2, bathroom and living accommodation.

Bedroom

11' 8" x 9' 1" (3.56m x 2.77m)

Windows to front and side aspects with view of St Georges Church. The windows area raised from the footpath for increased privacy. Carpet, electric wall heater.

Bedroom

12' 2" x 10' 2" (3.71m x 3.10m)

Window to side aspect, fitted carpet and electric wall heater.

Bathroom

Panelled bath with shower above, WC, wash hand basin, partially tiled, extractor fan, shaver point, tiled flooring.

Lounge/ Kitchen

22' 8" x 12' 2" (6.91m x 3.71m)

The kitchen area comprises a fully fitted kitchen with wall and base units and work surfaces above and breakfast bar. Electric hob, electric oven, plumbing for washing machine and plumbing for dishwasher, 1.5 bowl stainless steel sink. Wooden flooring which flows from the kitchen area to living room, wall lights and window to the side aspect over looking St Georges Church.



view this property online williamhbrown.co.uk/Property/NOR143157



welcome to

The Leather House St. Georges Street, Norwich

- NO ONWARD CHAIN
- City centre location
- Historical building
- Ground floor apartment
- Open plan living

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143157



Property Ref:
NOR143157 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk