



Upper St. Giles Street, Norwich, NR2 1AB

welcome to

Upper St. Giles Street, Norwich

Immaculate 1-bed, Grade II listed city centre maisonette. Modern luxury meets historical charm. Open-plan living, quality kitchen, oak floors. Allocated parking & communal patio. Steps from amenities. Excellent Airbnb potential



Entrance Hall

Wooden Floor, Storage, Radiator

Kitchen/Lounge

12' 4" x 11' 9" (3.76m x 3.58m)

Wooden Floor, Storage, Radiator, Window to rear aspect, electric radiator, storage, built in dining table, electric oven, sink with mixer tap, induction hob, space for fridge freezer and vinyl flooring.

Landing

Carpeted flooring and stairs

Bedroom One

10' x 8' 9" (3.05m x 2.67m)

Window to rear aspect, carpeted flooring and storage

Bathroom

Wooden Bathtub, Wash hand basin, electric shower, washing machine, towel rail, window to rear aspect.

Rear Of The Property

communal garden and car parking space



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Upper St. Giles Street, Norwich

- Full of character with excellent natural light
- Contemporary kitchen and modern bathroom
- Nearby green spaces include Chapelfield Gardens and Wensum Park, ideal for outdoor relaxation
- Prime city centre location close to shops, cafes, and transport links
- Allocated off-road parking space

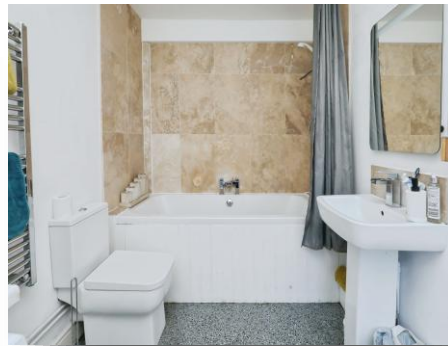
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1600.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143281 - 0003

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.



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