



- Two-bedroom duplex apartment
- Private entrance hall
- Ground-floor accommodation comprising, living room, kitchen, bedroom two
- First-floor accommodation comprising, principal bedroom & bathroom
- Secure allocated parking space
- Communal low maintenance grounds
- Double glazing & gas heating
- Fantastic opportunity for a first-time purchase or buy-to-let investment
- No onward chain
- Conveniently located on the doorstep of cafés, restaurants and bars



Tucked away in a wonderful location just a stone’s throw from Upper St Giles Street, this two-bedroom duplex apartment would make an ideal first-time purchase or an excellent buy-to-let investment. The accommodation is arranged over two floors and briefly comprises an entrance hall, lounge/diner, kitchen, and bedroom on the lower level, with the upper floor providing a second bedroom and bathroom. The property benefits from gas central heating and double glazing throughout.

A particular feature is the central communal area, which is paved and provides space for outdoor seating while enjoying a good degree of privacy, offering a pleasant and secluded setting away from public view. An additional benefit, particularly given the property’s central location, is the secure underground allocated parking space. The parking is accessed via a remote-controlled electric roller door from Cow Hill, providing convenient and secure off-road parking. There is also pedestrian access from the central communal garden area. The property will be offered for sale with no onward chain from 14th October 2026.

Location

Norwich is a city of contrasts, where history and modern life meet effortlessly. Steeped in more than a thousand years of history, it has long been home to writers, artists, and independent spirits. Its medieval streets wind past Tudor houses, artisan shops, and cosy cafés, leading to the 1,000-year-old Norwich Cathedral at the city’s heart. Among its most charming corners is the Upper St Giles Street area, a historic district within the city’s Cultural Quarter. Once a bustling hub for pottery and trade during the medieval period, it still retains its old-world character, with cobbled streets and period buildings, while remaining vibrant with contemporary amenities. Just a short walk from Norwich Cathedral and Norwich Castle Museum, it offers the perfect blend of heritage and modern convenience. Excellent public transport links, including nearby bus routes and Norwich Railway Station, connect residents easily to the city centre, wider Norfolk, and beyond. The city’s vibrant cultural life extends beyond Upper St Giles Street and Pottergate. The University of East Anglia, a striking example of Brutalist architecture, is home to the Sainsbury Centre, which houses an impressive collection of modern and ethnographic art. Norwich also boasts a dynamic food scene, thriving independent businesses, and a rich cultural calendar. For those seeking a home, Norwich offers a diverse range of property options. From Victorian townhouses and converted mills to contemporary new-build homes, there is something to suit every taste. With London just 90 minutes away by train and Norwich Airport providing domestic and international connections, the city is as accessible as it is captivating. Norwich is a place to wander, a community to belong to, and a city that rewards exploration; a place to truly fall in love with.



Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805