



St. Benedicts Street, Norwich - NR2 4AR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## St. Benedicts Street

Norwich

TUCKED AWAY in the CENTRE of NORWICH, this first floor STUDIO FLAT offers a WELL MAINTAINED interior and a SELF CONTAINED ACCESS. The main living space is open plan, with a SITTING and BEDROOM SPACE including BUILT-IN STORAGE. The KITCHEN is open plan, with a range of STORAGE and INTEGRATED COOKING APPLIANCES. The MODERNISED SHOWER ROOM is immaculate and includes ATTRACTIVE TILING.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

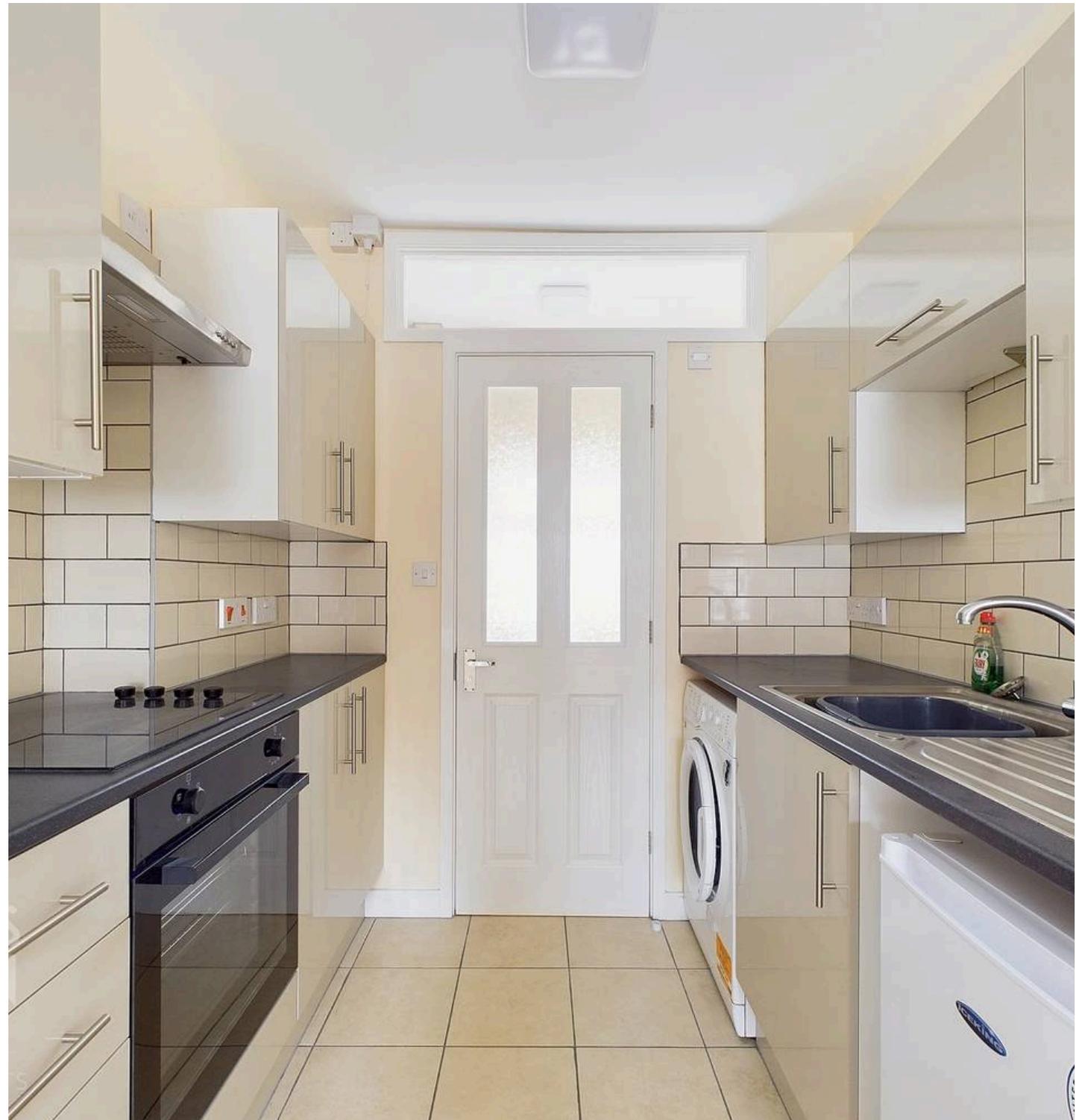


- City Centre Location
- First Floor Studio Flat
- Self Contained Entrance
- Open Plan Bedroom/Living Space
- Built-In Storage
- Fully Fitted Kitchen with Cooking Appliances
- Modern Fitted Shower Room
- Permit Parking Close By

Located in the sought after postcode of NR2 and the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

Tucked away in a residential courtyard behind commercial property, a private entrance leads to the first floor flat. Stepping inside, the main front door takes you to the stairs which rise up to a landing area with a door taking you to the main living space.



## THE GRAND TOUR

With a fully open plan interior, the main living and bedroom space is finished with wood effect flooring underfoot, complete with a secondary double glazed sash window to front, wall mounted electric heater and useful built-in wardrobe. A further built-in cupboard offers storage with tiled flooring running to the kitchen area to demarcate the two sections. The kitchen offers a range of wall and base level units with attractive tiled splash-backs and integrated cooking appliances including an inset electric hob and built-in electric oven with space for general white goods. A door takes you to the re-fitted shower room which offers a white three piece suite including a shower cubicle, electric shower, useful built-in under sink storage and attractive tiled splash-backs.

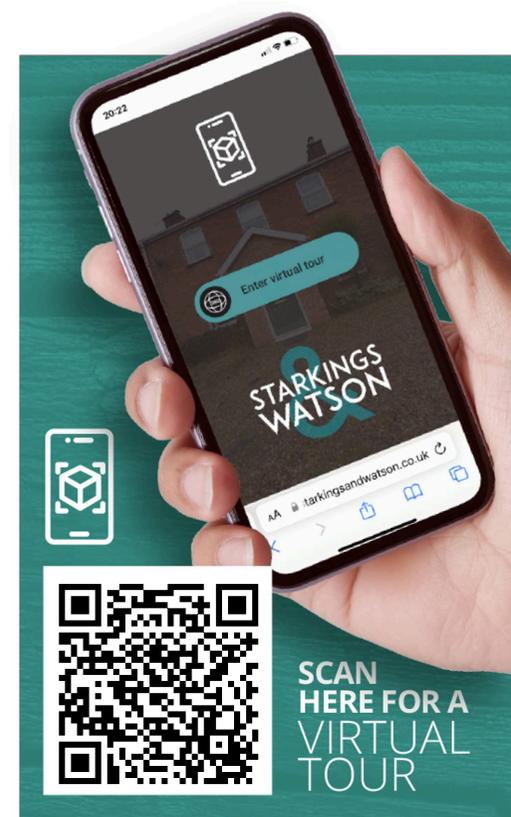
## FIND US

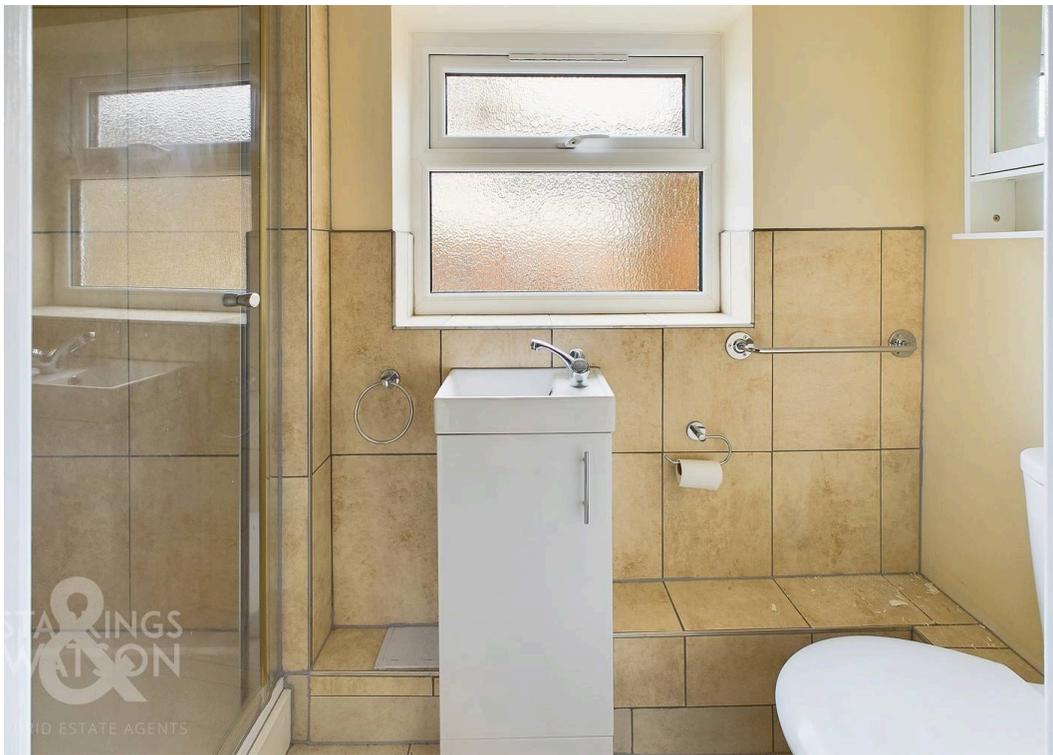
Postcode : NR2 4AR

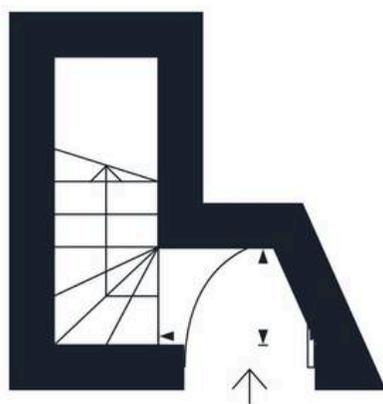
What3Words : [///values.unrealistic.apply](https://www.what3words.com/#!/values/unrealistic.apply)

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







Ground Floor



**Shower Room**

8'1" x 2'11"  
2.47 x 0.89 m

Floor 1

**Approximate total area<sup>(1)</sup>**

212.8 ft<sup>2</sup>

19.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.