



Surrey Street, Norwich - NR1 3NX



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Norwich

Welcome to this EXCEPTIONAL TOP FLOOR DUPLEX APARTMENT, set within a GRAND GRADE II LISTED BUILDING that blends timeless character with contemporary living. As you enter via the SECURE ENTRY TELEPHONE, you are greeted by a welcoming hallway, with convenient stairs and lift to the top floor access, leading into the IMPRESSIVE 25' L-SHAPED OPEN PLAN KITCHEN/LIVING SPACE. Here, you will be captivated by STUNNING CITYSCAPE VIEWS framed by ELEGANT SASH WINDOWS, while EXPOSED TIMBER BEAMS add a touch of period charm. The MODERN KITCHEN is thoughtfully designed for both style and practicality, seamlessly connecting to the SPACIOUS LIVING AREA, perfect for relaxing or entertaining. TWO WELL-PROPORTIONED BEDROOMS are arranged over the two floors, offering comfort and flexibility, ideal for guests, family, or a home office. The property features a FAMILY BATHROOM and a separate W.C, ensuring convenience for residents and visitors alike. GAS FIRED CENTRAL HEATING and NEUTRAL DECOR throughout create a warm, inviting atmosphere. Additional benefits include ALLOCATED PARKING FOR ONE VEHICLE.

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Top Floor Duplex Apartment in a Grand Grade II Listed Building
- Allocated Parking for One Vehicle
- Period Features including Sash Windows & Exposed Timber Beams
- 25' L-Shaped Open Plan Kitchen/Living Space with Cityscape Views
- Two Bedrooms
- W.C & Family Bathroom
- Gas Fired Central Heating & Neutral Decor
- Secure Entry Telecom, Stairs & Lift Access



The property is situated just off Timberhill and St. Stephens Street in the heart of the Norwich City Centre near John Lewis and the Bus Station for convenient access to all corners of Norfolk and transport to London, Cambridge and further afield. Within convenient walking distance to the football ground and Riverside complex with the train station nearby for connecting to London Liverpool Street. Norwich is home to a wide range of pubs, cafes, restaurants, cinema and bars which can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The building stands proud in its City Centre location, with steps leading to the communal entrance with a secure entry telephone system.

THE GRAND TOUR

The top floor landing leads to the hall entrance, with stairs which rise to the top floor of the duplex apartment, and doors leading off to the bedroom and cloakroom accommodation. The bedroom is finished with a feature fireplace creating a focal point to the room, with fitted carpet underfoot and front facing window. The cloakroom conveniently sits opposite, with a two piece suite including a W.C and pedestal hand wash basin, with tiled splash-backs and heated towel rail.

Heading to the top floor, the living space is open plan, with fitted carpet within the sitting area, and two front facing windows for natural light, with the kitchen extending with tiled flooring underfoot and an L-shaped range of wall and base level units. Integrated cooking appliances include an inset gas hob and built-in electric oven, with tiled splash-backs, whilst integrated appliances include a fridge freezer, dishwasher and washing machine. With exposed timber beams, this characterful room offers a range of options to furnish the space, whilst doors lead off to a further bedroom and shower room. The shower room offers a three piece suite including a corner shower cubicle and thermostatically controlled shower, tiled splash-backs, tiled flooring and heated towel rail. The bedroom is finished with fitted carpet, rear facing window, exposed timber beams and built-in storage cupboard housing the wall mounted gas fired central heating boiler.

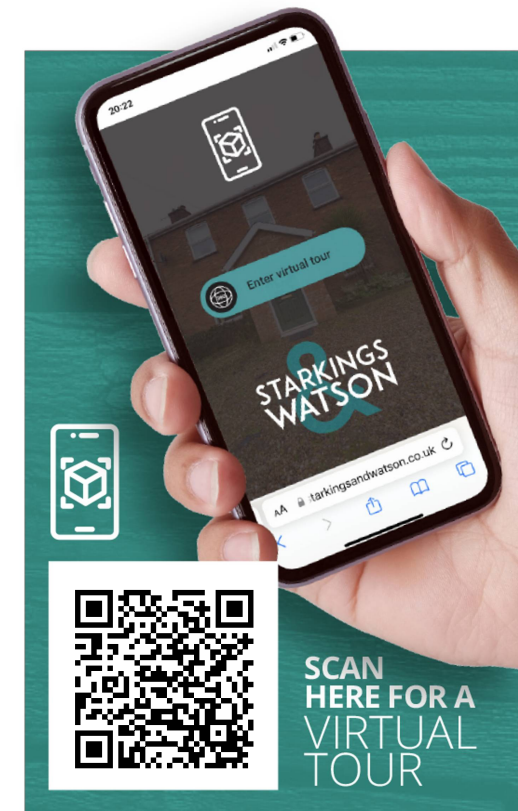
FIND US

Postcode : NR1 3NX

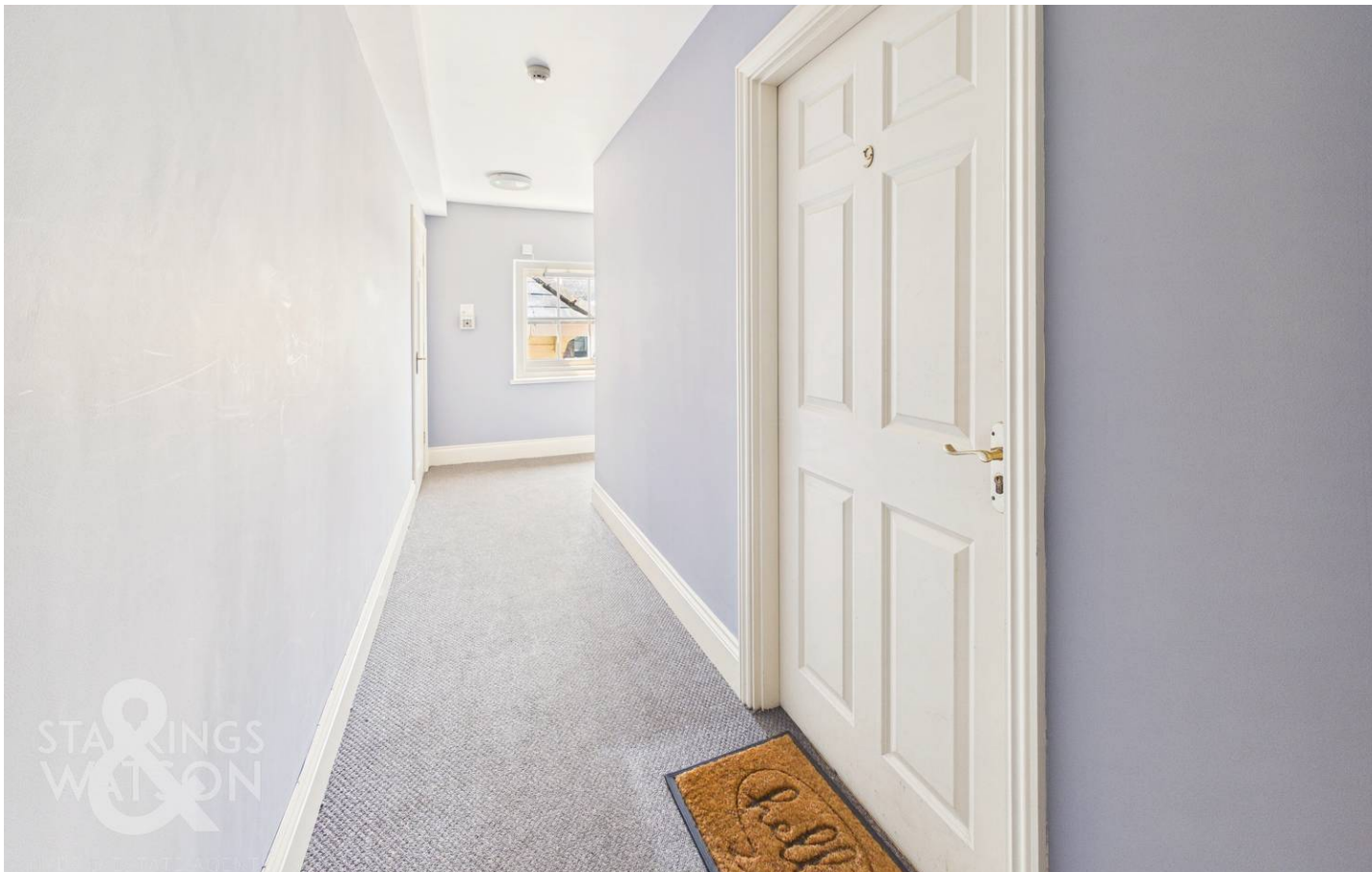
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VIRTUAL TOUR

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



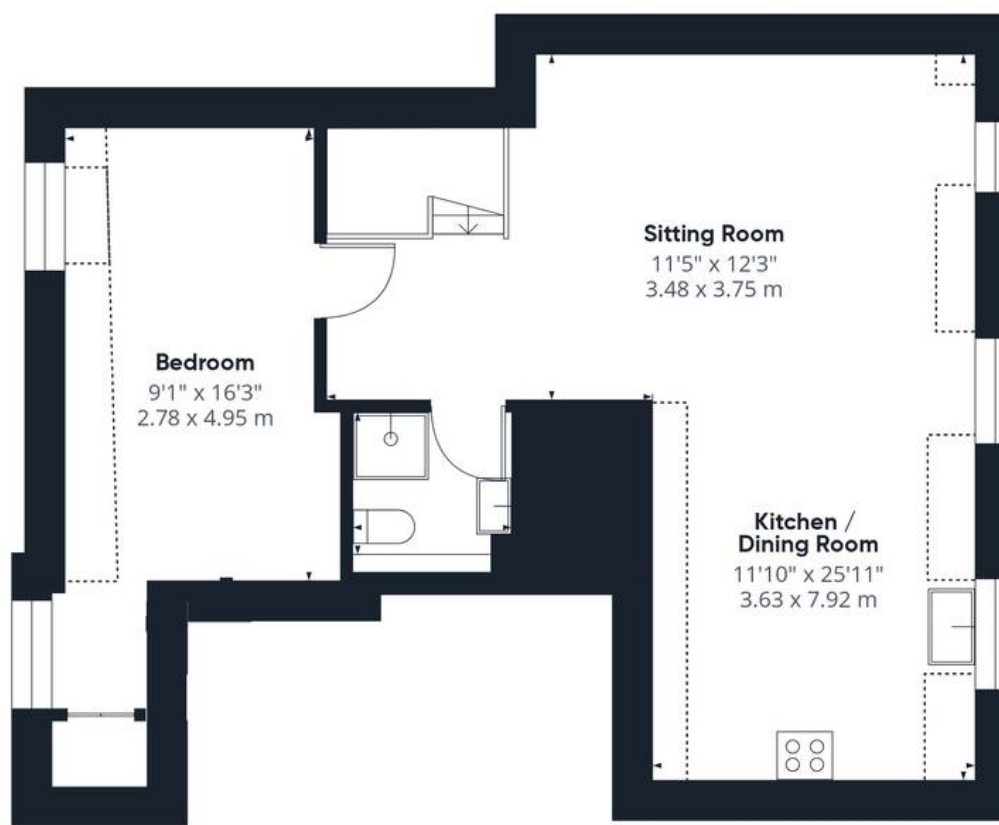




THE GREAT OUTDOORS

There is no formal garden space, however there are many walks nearby and Chapelfield Park only a short walk away. The apartment also benefits from a secure bike store at the rear near the allocated parking.





Approximate total area⁽¹⁾

830 ft²
77 m²

Reduced headroom

60 ft²
5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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