



Sherwyn House, 61 St. Georges Street - NR3 1BL



## 8 Sherwyn House

61 St. Georges Street, Norwich

Situated a moments walk from the bustling heart of Norwich's city centre, this FIRST FLOOR FLAT offers TALL CEILINGS and large windows allowing natural light to flood all living spaces. The design of this building only adds to the FULL PROFESSIONAL REDECORATION the current owner has given the flat, creating a bright and airy home from front to rear. A central hallway offers large BUILT IN STORAGE spaces with access coming the FULLY MODERNISED SHOWER ROOM and large DOUBLE BEDROOM with added FITTED WARDROBES. The main living space comes in the form of an 18' OPEN PLAN sitting and dining room flowing seamlessly into an updated kitchen where the worktops, tiling and flooring are all newly fitted.



Council Tax band: A

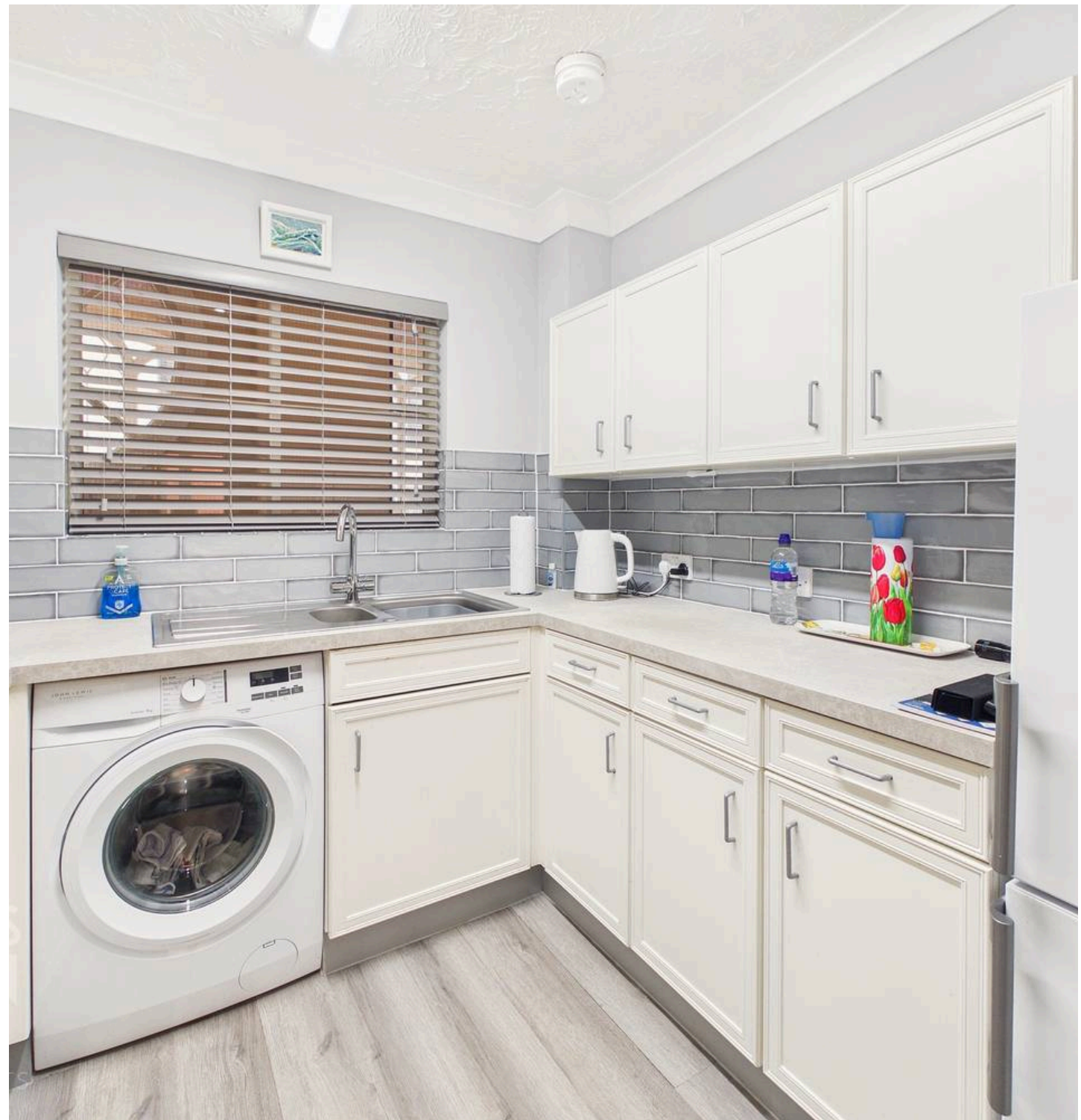
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- First Floor Flat
- Multiple Improvements Made By Current Owner
- Over 55's Delevopment Complex
- Updated Kitchen Worktops, Flooring & Tiles
- Full Modern Shower Room Renovation
- Double Bedroom With Tall Ceilings & Built-In Storage
- Short Walk To The Heart Of Norwich City
- Ideal First Time Purchase or Investment

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station, a short 20 minute walk away.



## SETTING THE SCENE

The property is accessed with secure closet intercom system to the front of the property which opens into a communal foyer with social seating spaces with both stairs and lift access to the remainder of the building.

## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you laid with all carpeted flooring, this space creates the ideal area to slip off coats and shoes, for heading to the remainder of the home, with the added benefit of two generously sized built in storage cupboards. From the central hallway, all living spaces within the home can be accessed with the fully modernized three piece shower room immediately to your left being presented in immaculate condition. The space features a newly tiled surround with walk in shower units and rainfall shower head, wall mounted heated towel rail and vanity storage. Sat directly opposite this is the large double bedroom where much like the rest of the home, tall ceilings and large windows allow natural light to fill the room creating a bright and welcoming atmosphere with the carpeted flooring, making it more than suitable for a double bed with additional storage solutions and soft furnishings with the added benefits of built in wardrobes. The main living space comes in the form of an 18' open sitting and dining room, another space within the property which has benefited from a full redecoration with space remaining for both a sitting and dining room suite with doors opening into a mostly renovated kitchen.

The current owner has opted to completely replace the kitchen worktops, tiled splashbacks and flooring with a multitude of wall and base mounted cabinetry accompanied by a built in oven and hob with space still remaining for further free standing white goods and appliances.

## FIND US

Postcode : NR3 1BL

What3Words : ///paints.polite.origin

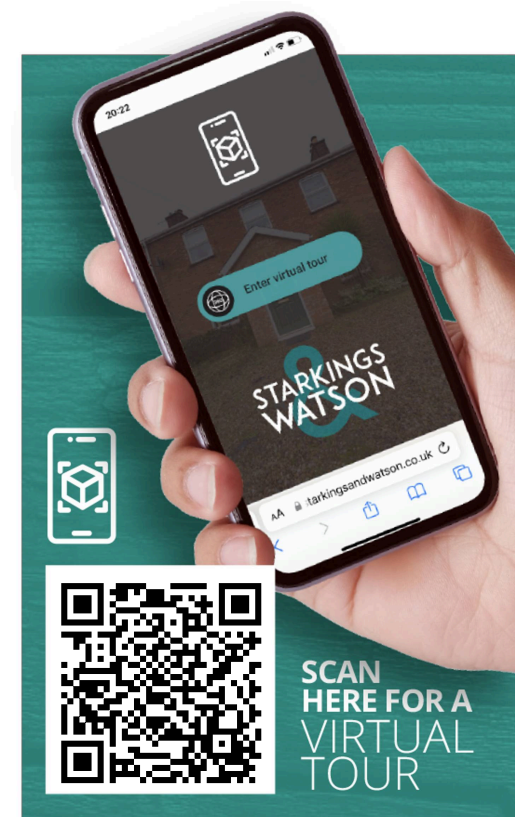
## VIRTUAL TOUR

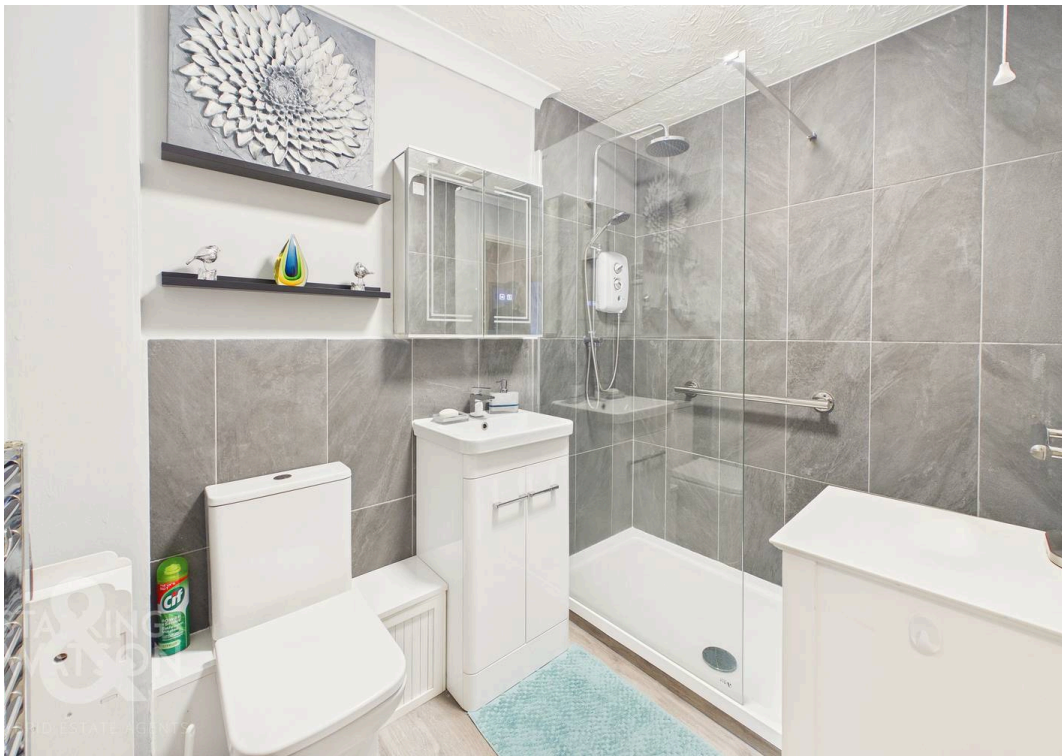
View our virtual tour for a full 360 degree of the interior of the property.

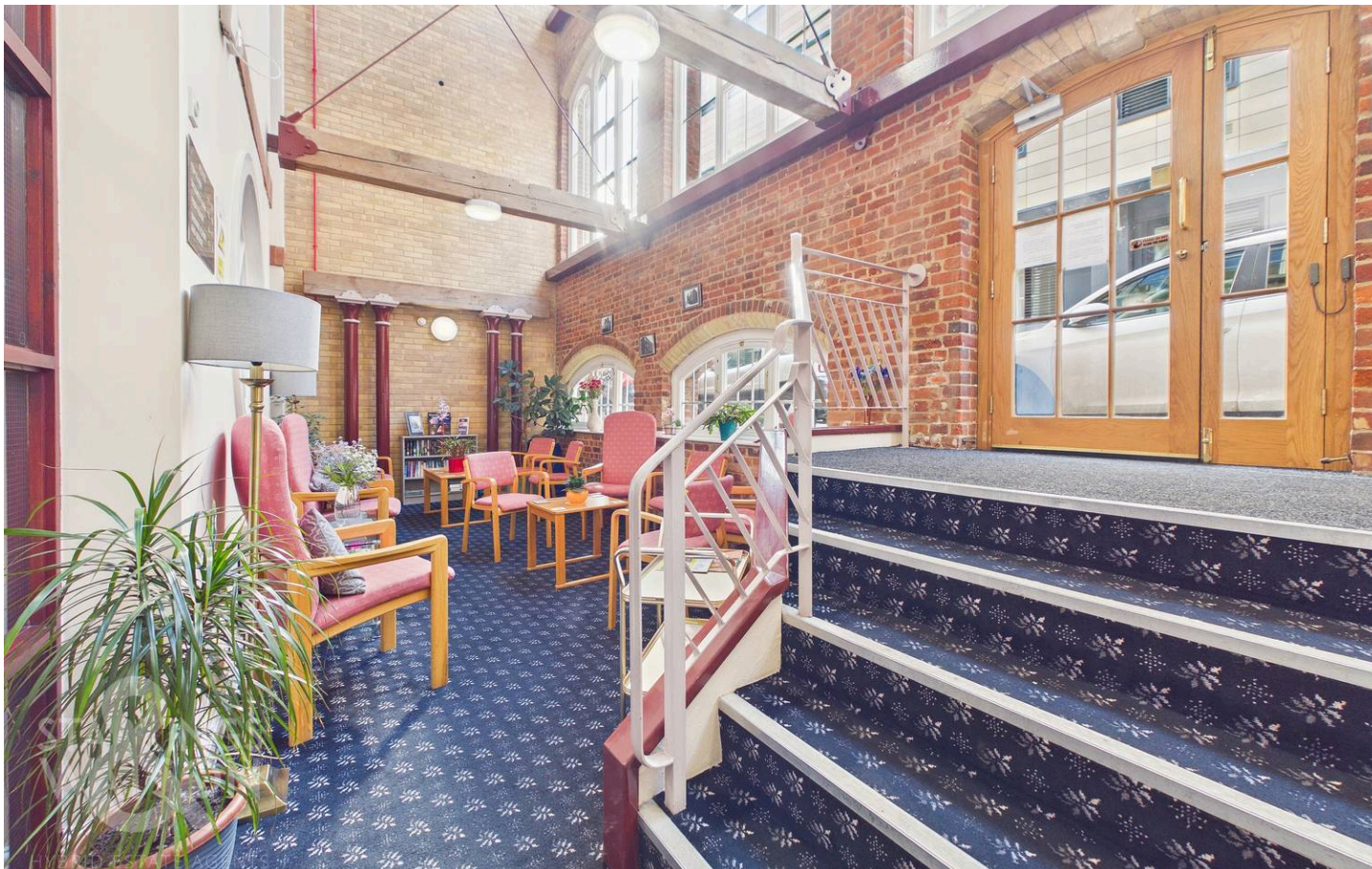
## AGENTS NOTE

Please note there are 89 years left on the lease with service charges and ground rent amounting to approx. £310pcm.

Over 55's Delevopment Complex

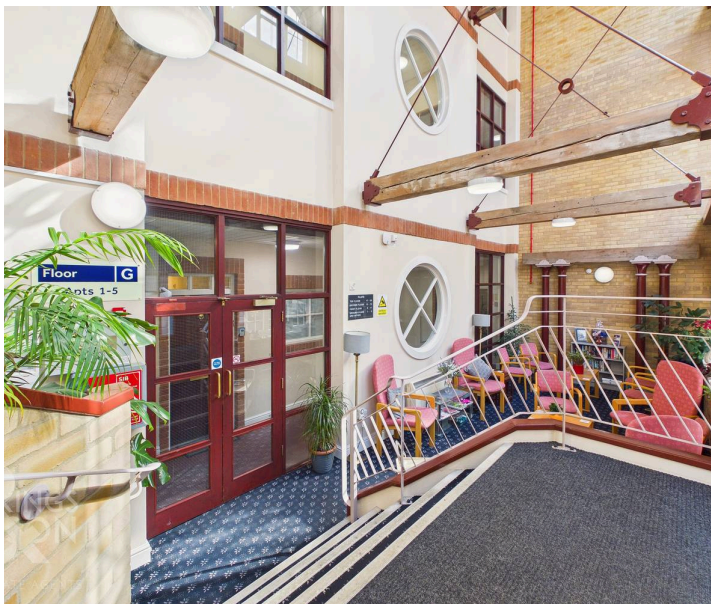


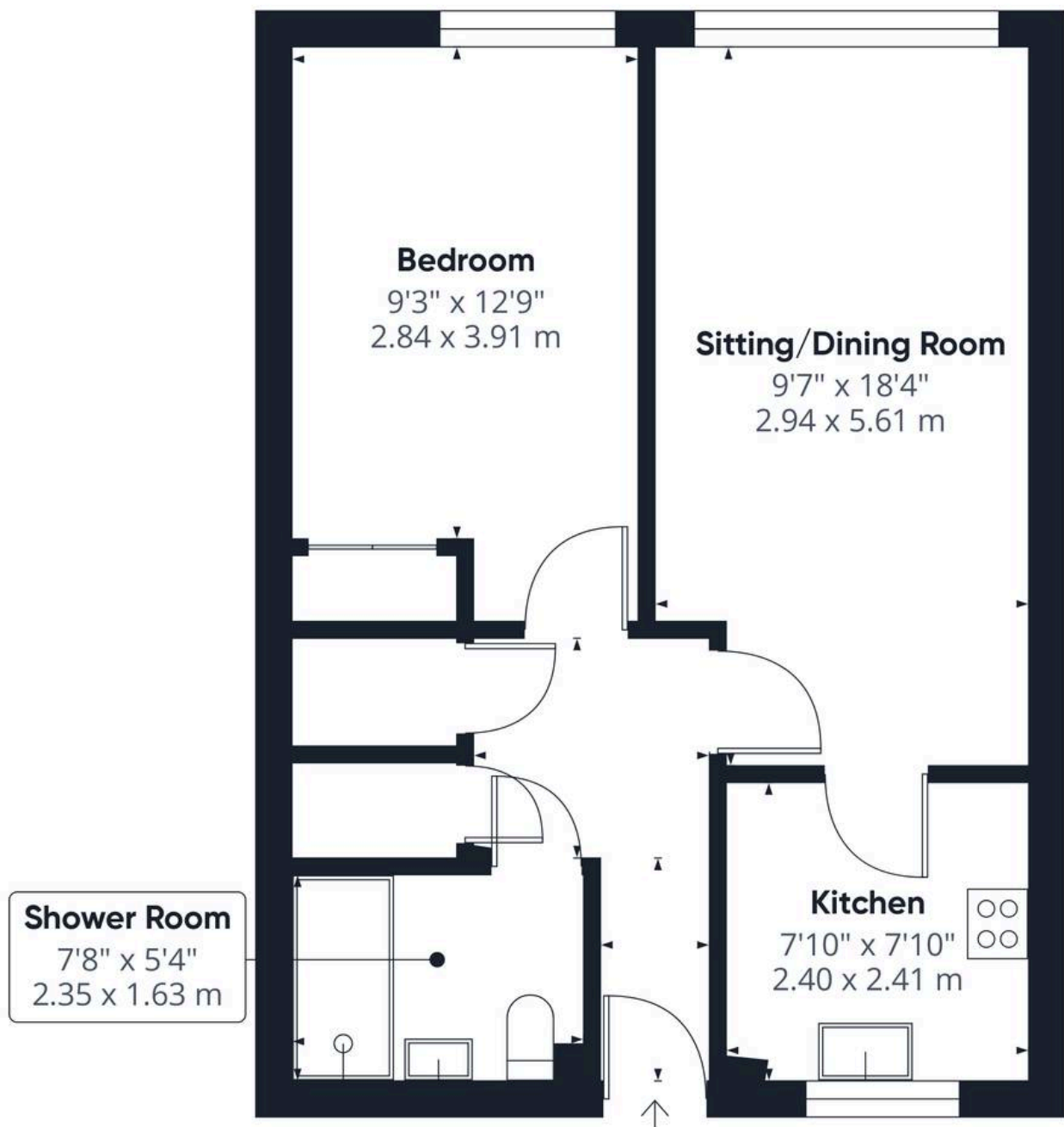




## THE GREAT OUTDOORS

There are no private or communal gardens on offer with this home however the building does have a communal lobby/foyer space.





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

491 ft<sup>2</sup>

45.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360





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