

Arnolds | Keys



32B St. Giles Street, Norwich, NR2 1LL

Offers Over £350,000

- FIRST FLOOR APARTMENT
- SUBSTANTIAL PRINCIPLE BEDROOM WITH ENSUITE
- GRADE II LISTED
- SPACIOUS LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER CITY LOCATION
- WALKING DISTANCE TO AMENITIES
- OPEN FIREPLACE

32B St. Giles Street, Norwich NR2 1LL

Ideally located within the heart of the City of Norwich, this charming Grade II listed apartment offers substantial, characterful accommodation to include two bedrooms; one with ensuite, a spacious lounge/diner, kitchen and family bathroom.



Council Tax Band:



DESCRIPTION

A substantial first floor two bedroom apartment ideally positioned within the highly sought after St Giles Street; one of the City's oldest medieval streets in the heart of Norwich, just a short walk to local shops and restaurants. The property offers bright and sizeable accommodation with a welcoming entrance hall, two bedrooms; with the principle bedroom of a fantastic size and featuring an ensuite, kitchen, family bathroom and a wonderfully spacious multi aspect lounge/diner with a charming open fireplace.

INTERNAL ACCOMMODATION

ENTRANCE HALL

Timber framed door to front entrance, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet flooring, radiator.

KITCHEN

Comprising wall and base units with granite worksurface over, inset one and a half stainless steel sink and drainer, four ring gas hob with cooker hood over and fitted oven underneath, space and plumbing for a washing machine, integrated dishwasher and fridge/freezer, vinyl flooring.

BATHROOM

Fitted with a three piece suite comprising bath with mains connected shower over, WC, wash hand basin, laminate flooring, extractor fan, shaver charging point, heated towel rail.

BEDROOM ONE

Two double glazed windows to rear aspect, built in walk in wardrobe with shelving units, carpet flooring, two radiators, door to;

ENSUITE

Fitted with a three piece suite comprising bath with mixer tap, shower head attachment and mains connected wall mounted shower, WC, wash hand basin, laminate flooring, radiator, extractor fan, shaver charging point.

LIVING ROOM

Three double glazed sash windows to front aspect, open fireplace with ceramic hearth and timber mantle over, carpet flooring, three radiators.

AGENTS NOTES

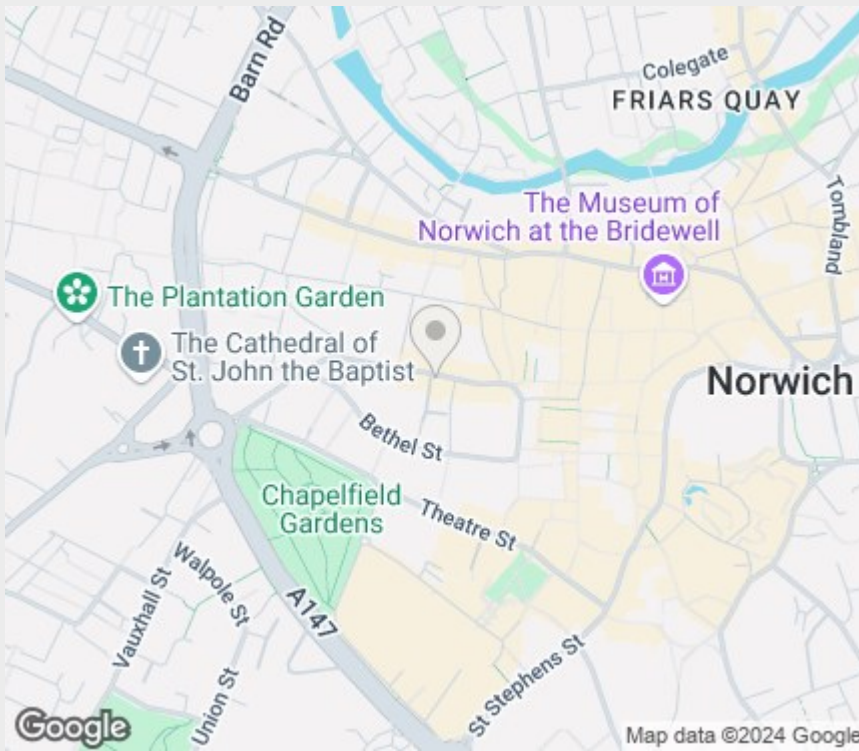
This property is Leasehold with 104 years remaining.

Service charge: £900 PA

Council tax band: C

On road permit parking available.




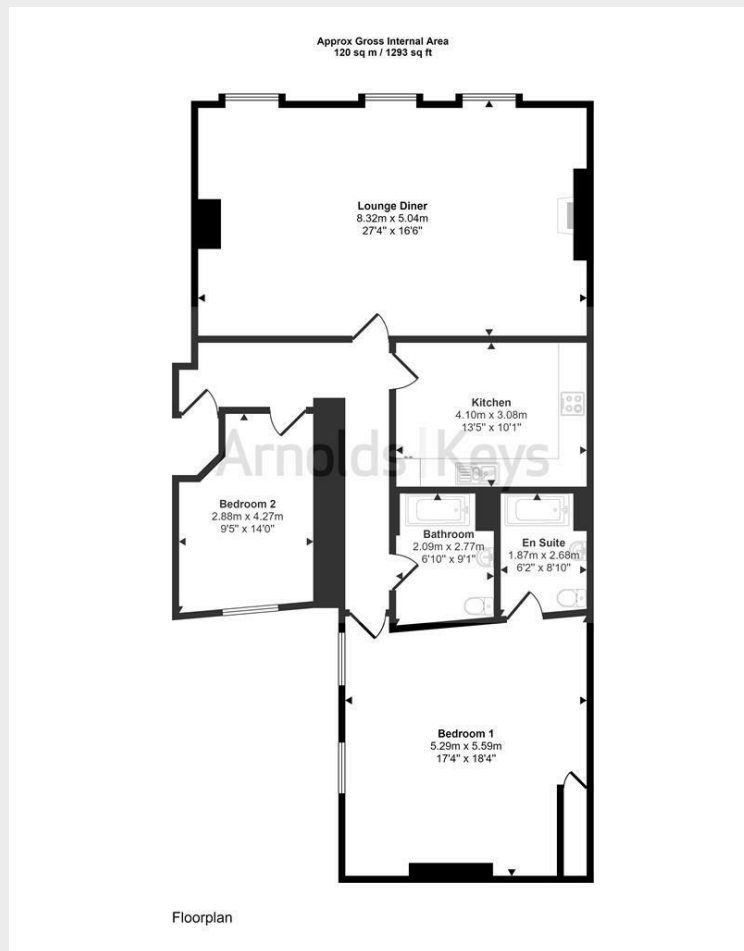


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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 	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

