



**St. Giles Street  
Norwich, NR2 1LL**

**Offers in the region of £280,000**

**claxtonbird**  
residential

## St. Giles Street, Norwich, NR2 1LL

Welcome to this charming apartment located on St. Giles Street in the heart of Norwich! This property boasts a delightful blend of modern comfort and historical charm, making it a truly unique find. As you step into this apartment, you are greeted by a spacious reception room with high ceilings that create an airy and inviting atmosphere. The generous bedroom also has high ceilings and an abundance of light. The bathroom provides convenience and comfort, completing the living spaces of this lovely home. One of the standout features of this property is the numerous period features that add character and elegance to the space. From intricate mouldings to classic fixtures, each detail tells a story of the past while providing a timeless appeal. Situated in the city centre, this apartment offers the convenience of urban living with easy access to a variety of amenities, including shops, restaurants, and cultural attractions. Whether you enjoy a leisurely stroll in the park or exploring the vibrant city life, this location has something for everyone. Don't miss the opportunity to make this apartment your own and experience the best of Norwich living. Contact us today to arrange a viewing and step into your new home on St. Giles Street!

### Communal Entrance Hall

Stairs to the first floor accommodation.

shower attachment, hand wash basin and W.C. Heated towel rail/radiator.

### Entrance Hall

Doors to reception room, bathroom and kitchen/breakfast room, built in storage cupboard.

### Agents Note

Council Tax Band B

### Reception Room 18'1" x 16'4" (5.51m x 4.98m)

A stunning reception room with high ceilings and an abundance of natural light from the two sets of French doors with Juliet balconies, two cast iron radiators, decorative cast iron fireplace and parquet flooring. Double bifold doors opening to the bedroom.

### Master Bedroom 18'1" x 13'8" (5.51m x 4.17m)

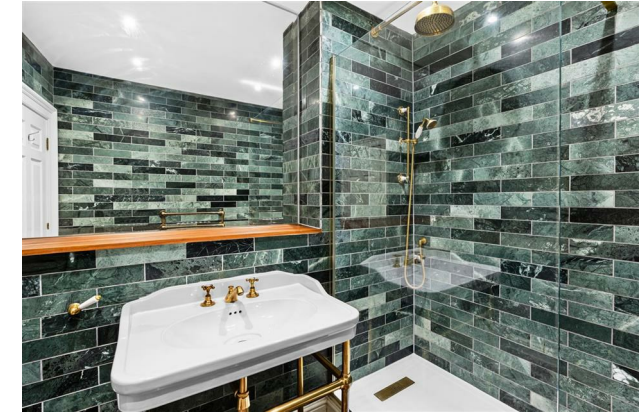
A stunning master bedroom with high ceilings and an abundance of natural light from the two sets of French doors with Juliet balconies, two cast iron radiators, parquet flooring.

### Kitchen/Diner 12'10" x 9'3" (3.91m x 2.82m)

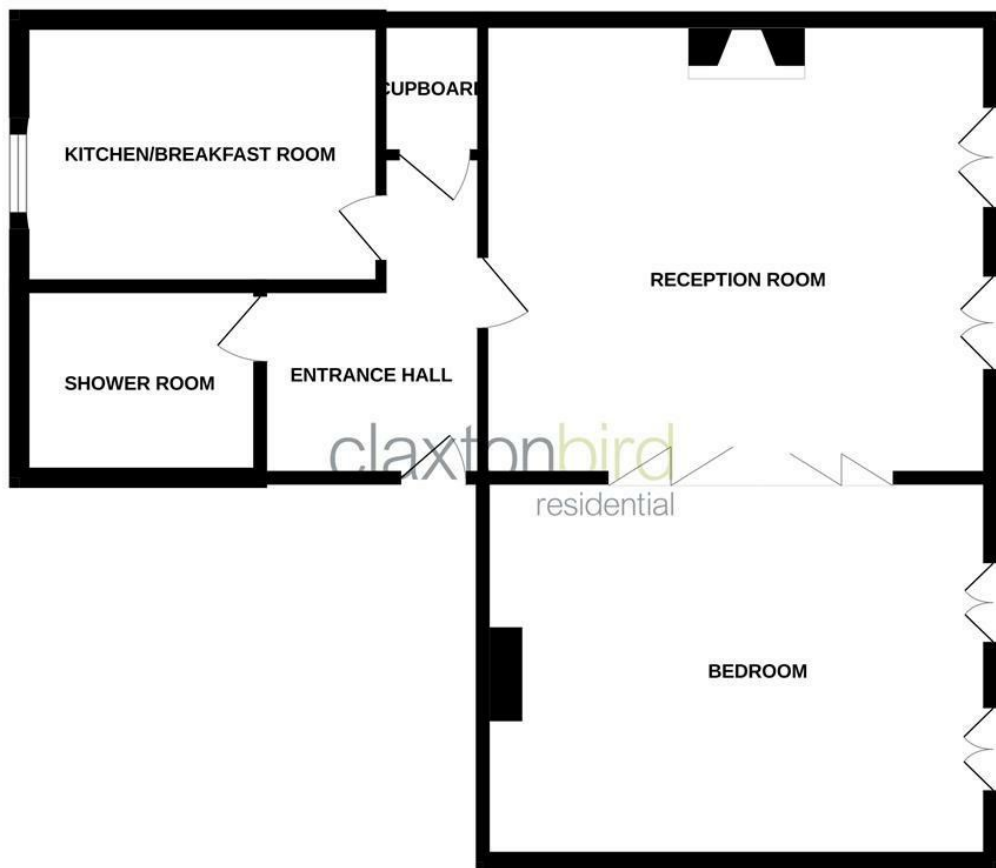
Fitted with a range of matching base and eye level units with work surfaces over, inset one and half bowl single drainer sink unit, built in electric oven and inset gas hob with extractor hood, space and plumbing for washing machine and built in dishwasher, radiator and window to the rear.

### Bathroom

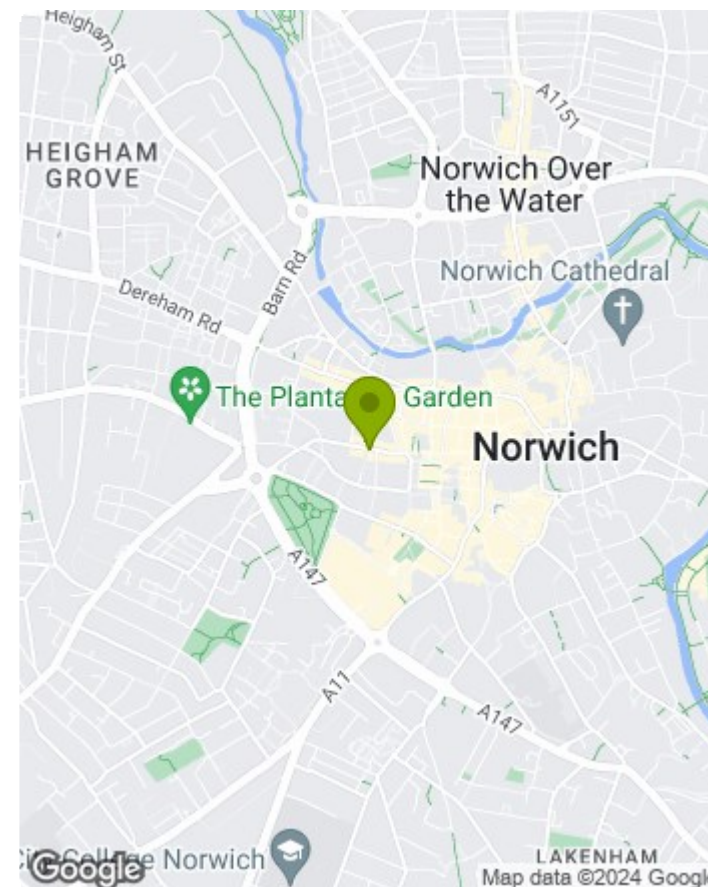
Newly renovated bathroom with a large walk in shower with rainfall and separate



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 |  |                         |           |
|   |  | 71                      | 76        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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