



King Street
Norwich, NR1 1QH
Asking price £185,000

claxtonbird
residential

King Street, Norwich, NR1 1QH

Nestled in the heart of Norwich, this Grade II listed apartment offers a unique blend of historical character and modern convenience. The apartment boasts generous accommodation throughout, comprising a spacious reception room, one well-appointed bedroom, a bathroom and the unique addition of a cellar. Internally, there has been a recent installation of the modern gas central heating boiler, ensuring warmth and comfort during the colder months. One of the standout features of this property is its prime location. Residents will find themselves within walking distance of Riverside, the bustling city centre, and the train station, making it an ideal choice for those seeking easy access to local amenities and transport links. Additionally, permit parking is available within the residents' car park, providing added convenience in a vibrant urban setting.

Entrance Hall

Entrance door and large storage cupboard with modern gas central heating boiler.

Kitchen 11'2 x 6'7 (3.40m x 2.01m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, built in electric oven with inset gas hob and extractor hood over, plumbing for washing machine and singled glazed window to front aspect.

Bathroom

White suite comprising bath with electric shower over, wall mounted wash hand basin, WC, heated towel rail and single glazed window to side aspect.

Sitting Room 15'2 x 16'7 (4.62m x 5.05m)

Two single glazed windows to front aspect, wall mounted gas fire and radiator.

Bedroom 16'10 x 8'9 (5.13m x 2.67m)

Single glazed window to front aspect, two newly fitted double wardrobes and radiator.

Cellar 23'0 x 14'9 (7.01m x 4.50m)

Power and light.

Agents Note

Council Tax Band - A

The gas central heating boiler was installed in October 2024

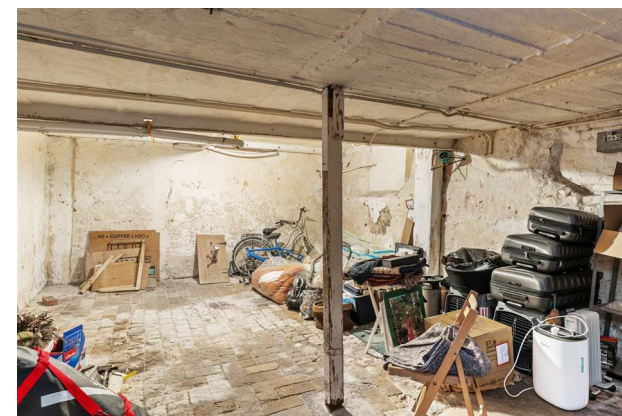
The vendor has advised us of the following lease information:

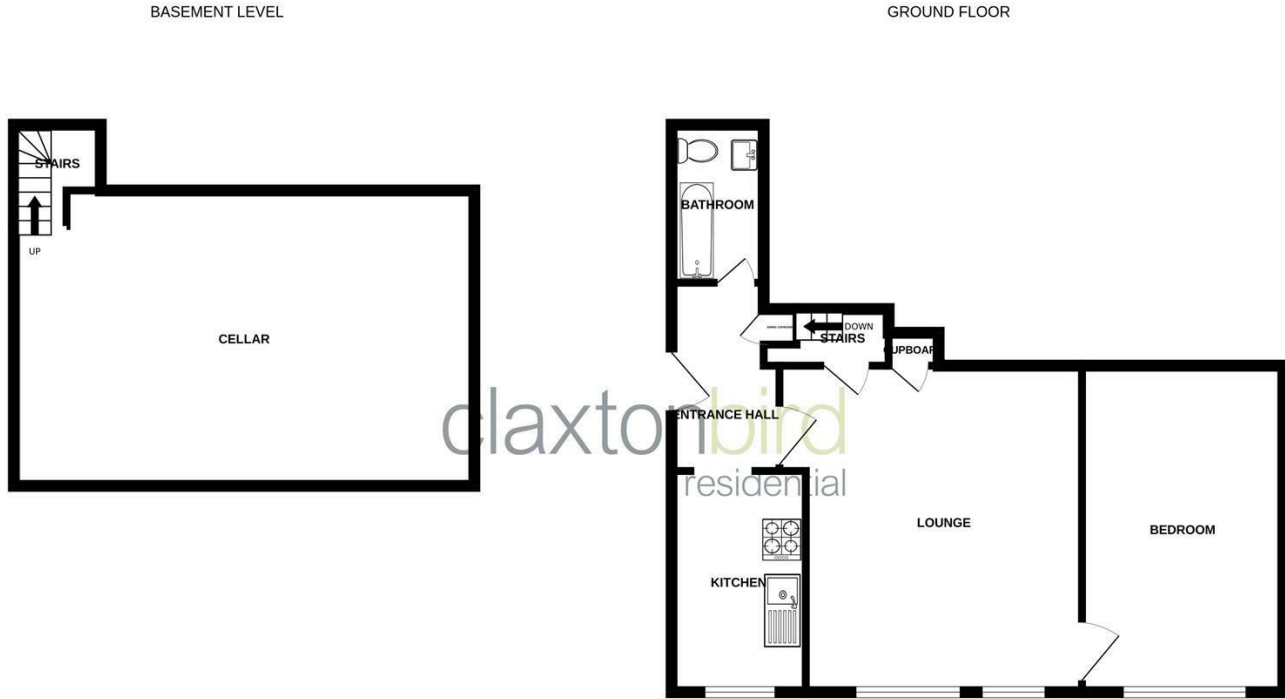
Length of Lease: 125 years

Remaining Lease: 92 years (approx)

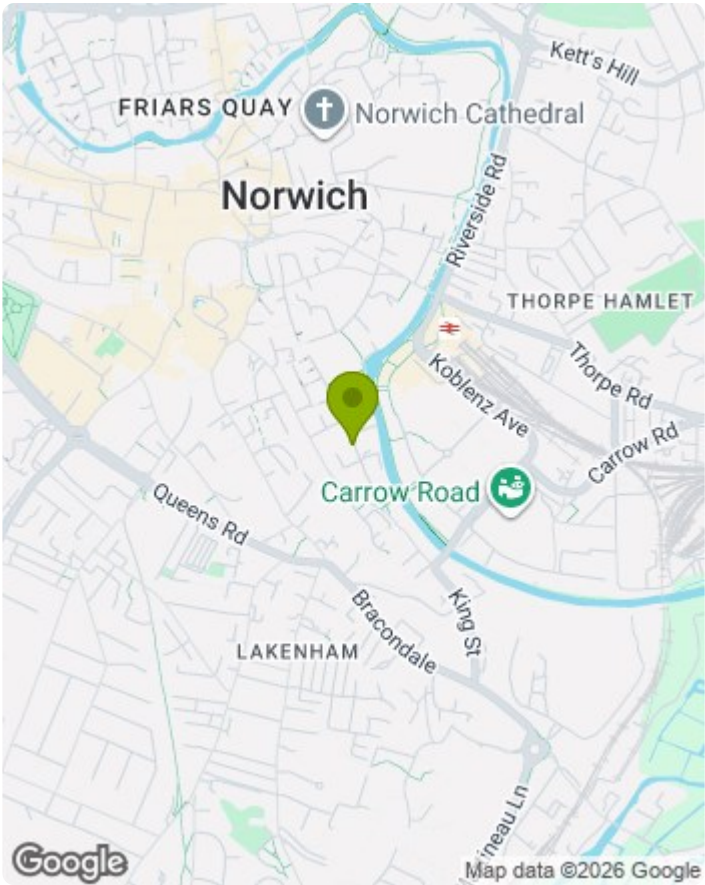
Current Annual Ground Rent: £235 (approx)

Current Annual Buildings Insurance Premium: £164 (approx)





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			
England & Wales	EU Directive 2002/91/EC	60	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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