



## 95c Upper St. Giles Street, Norwich - NR2 1AB

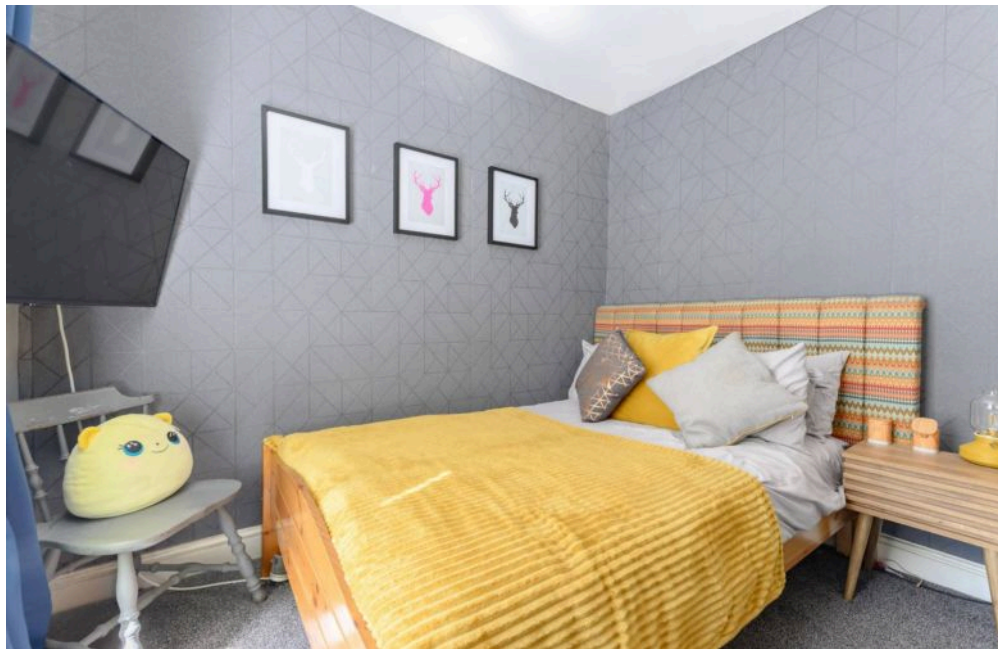
£220,000 - £230,000 Leasehold

Offering historical charm with a high-quality modern finish, this immaculately presented one-bedroom Grade II-listed maisonette is set in a sought-after city centre location. The home features a spacious, open-plan kitchen, dining, and lounge area with quality, fitted units and inset appliances, a well-proportioned double bedroom, and a generously sized modern bathroom. Finished to a high standard throughout, the interior includes solid oak flooring and a designated breakfast seating area. Outside, there is access to a communal patio area and the benefit of an allocated off-road parking space. Ideally positioned close to independent shops, cafes, restaurants, and leisure facilities, this property also presents a strong opportunity for use as a successful Airbnb.



## Location

Giles Street is located in a highly desirable part of central Norwich, just a short walk from the lively St Benedict's and Upper St Giles area. The neighbourhood is known for its independent cafés, restaurants, and boutique shops, along with nearby cultural venues such as the Norwich Arts Centre and Theatre Royal. The Cathedral Quarter, Norwich Market, and the city's historic lanes are all easily accessible on foot, offering a setting full of local character. Residents enjoy excellent transport links and are also close to green spaces like Chapelfield Gardens and Wensum Park. In addition, the University of East Anglia and the Norfolk and Norwich University Hospital are both within convenient reach, adding to the area's appeal for professionals, students, and families alike.



## Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

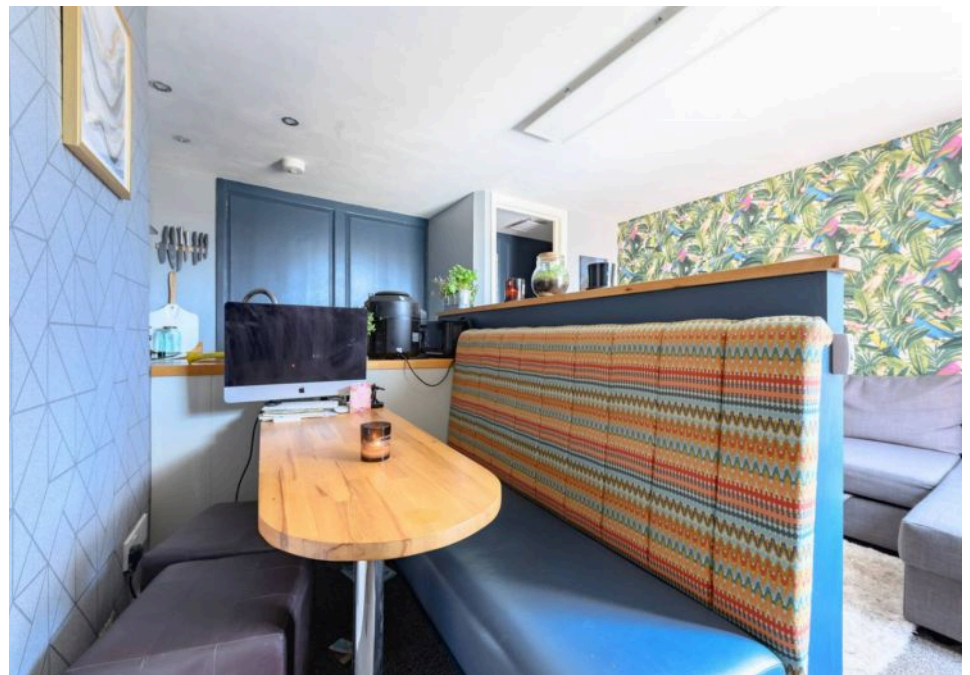
Approximately 190 years remaining on the lease

Ground rent: £250 per annum

Maintenance fee: Approximately £1,800 per annum, divided five ways between residents

Heating system- Electric Central Heating

Council Tax Band- A





## Upper St. Giles Street, Norwich

Step inside this beautifully presented Grade II listed maisonette and into the entrance hall, where you'll find solid oak flooring underfoot, a smart panelled heater, and a built-in cupboard for storage. From the hall, there is direct access into the bathroom, as well as stairs leading up to the main living space.

The bathroom is generously sized and features vinyl flooring throughout. It includes a low level WC, hand wash basin, and plumbing for a washing machine. There is a tile surround bath with a shower over, a heated towel rail, and an extractor fan — all offering practicality with a modern finish.

Make your way upstairs to discover a bright and welcoming open-plan kitchen, dining, and lounge area. The living space is laid with fitted carpet flooring and offers flexibility for your preferred layout. Additional features include a large storage cupboard, smart panelled heater, a designated breakfast seating area, TV point, and a window allowing in natural light, giving the room an airy and comfortable feel.

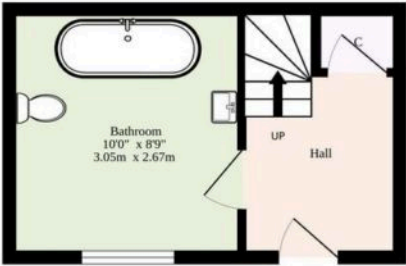
The kitchen area is well equipped, fitted with tiled flooring throughout and quality wall and base units with worktops over. There is a sink with a mixer tap, inset oven with electric hob and stainless steel splashback, inset fridge-freezer, ample power points, and spotlighting throughout, making it both stylish and functional.

Adjacent to the living area is a spacious double bedroom, finished with fitted carpet flooring. It includes a smart panelled heater, built-in cupboard, and space for additional furnishings, offering a peaceful space to relax and unwind.

To the rear of the property, there is a communal patio area for residents to enjoy. An allocated off-road parking space is included with the property.



89 sq.ft. (8.3 sq.m.) approx.



237 sq.ft. (22.0 sq.m.) approx.



Sqft Excludes Hallways

TOTAL FLOOR AREA : 409sq.ft. (38.0 sq.m.) 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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