



2 St. Cuthberts House, 7 Upper King Street

Norwich

Minors & Brady





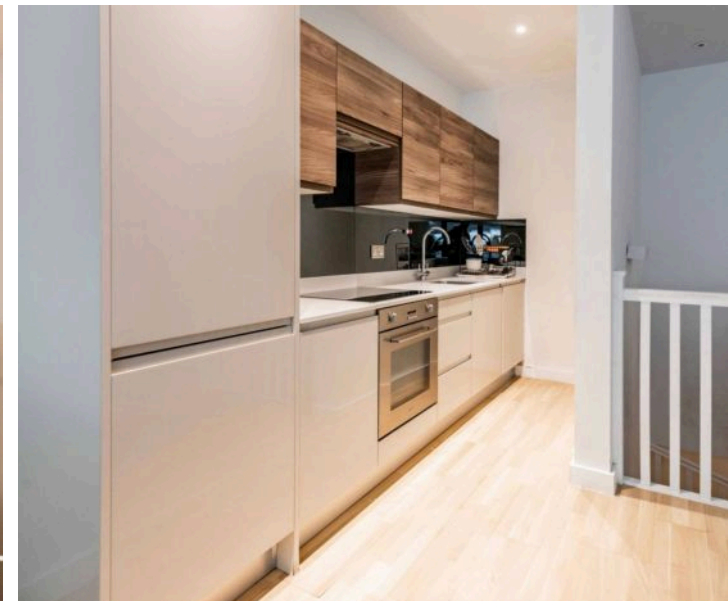
## 2 St. Cuthberts House

Norwich

Set within a striking Grade II listed Georgian building on one of Norwich's most historic streets, this stylish two-bedroom duplex apartment offers a mix of character, comfort and practicality in a highly sought-after city centre location. From its elegant period façade to its thoughtfully arranged interior, the property delivers a sense of space and light across two levels, making it an ideal choice for first-time buyers, professionals, investors or those looking for a refined yet low-maintenance city base. The apartment provides a unique opportunity to enjoy the best of both old and new in a location that puts everything Norwich has to offer right on your doorstep.

- Stylish two-bedroom duplex apartment set within a Grade II listed Georgian building
- Ideal for first time buyers, professionals, investors, or those seeking a city base
- Sought-after city centre location on historic Upper King Street
- Spacious open-plan kitchen/lounge/dining room occupying the entire upper floor
- Contemporary fitted kitchen with integrated oven, hob and extractor
- Two generously sized double bedrooms on the ground floor
- Modern bathroom with three-piece suite
- Excellent access to Norwich's shops, restaurants, cafes and cultural amenities

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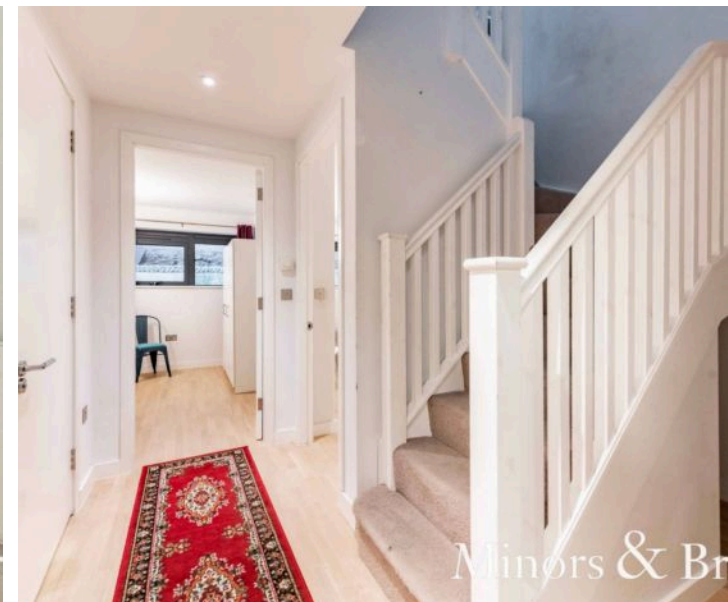
### Location

Positioned on one of Norwich's most architecturally distinguished streets, St. Cuthbert's House offers an exceptional city centre location steeped in heritage. Upper King Street lies just moments from the Cathedral Quarter and the lively Tombland area, placing you within walking distance of some of the city's most celebrated landmarks, including Norwich Cathedral, the historic Elm Hill, and the River Wensum. This sought-after address also provides immediate access to an excellent array of independent restaurants, boutique shops, cafes, and cultural venues, from the Norwich Playhouse to the Sainsbury Centre for Visual Arts. Regular bus and train connections make commuting or exploring further afield effortless, while nearby green spaces such as Chapelfield Gardens and Mousehold Heath offer a welcome retreat from city life.

### Upper King Street

The ground floor entrance opens into a central hallway that connects both bedrooms and the bathroom. Bedroom one sits to the front of the apartment and offers generous proportions with ample space for freestanding furniture. Adjacent is the second double bedroom, also well-sized and offering flexibility as a guest room, home office or additional living space if desired. The bathroom is positioned just off the hall and features a modern three-piece suite including a bath with overhead shower, WC and wash basin, all set against a clean and contemporary finish.

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Stairs rise from the hallway to the first floor, where the open-plan kitchen, lounge and dining room spans the entire level. This expansive living space is bright and welcoming, with natural light pouring in through multiple sash windows. The layout provides plenty of room for relaxation, dining and entertaining, while retaining a warm and comfortable atmosphere. To one side, the contemporary kitchen is fitted with sleek cabinetry, integrated oven, hob and extractor, as well as space for further appliances. An airing cupboard offers useful storage.

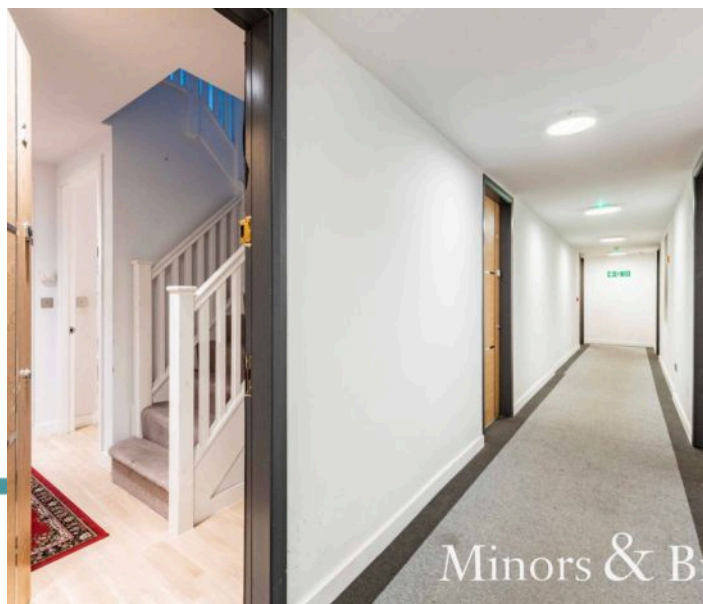
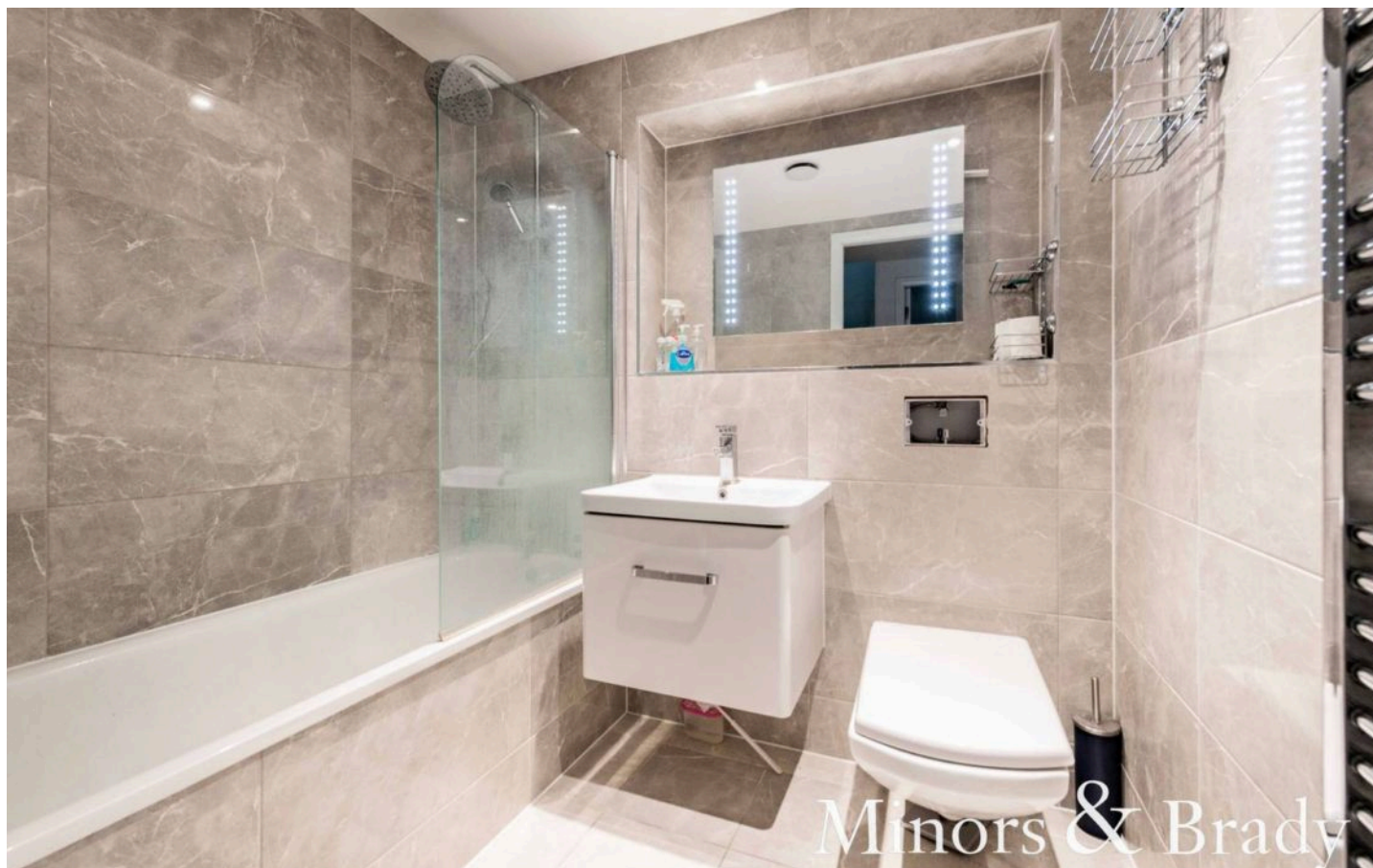
Offering a unique blend of style, space and convenience, this impressive apartment makes the most of its historic setting while delivering the features and finish expected for modern city living.

### Agents Notes

We understand this property will be sold leasehold, with 100 years remaining on the lease.

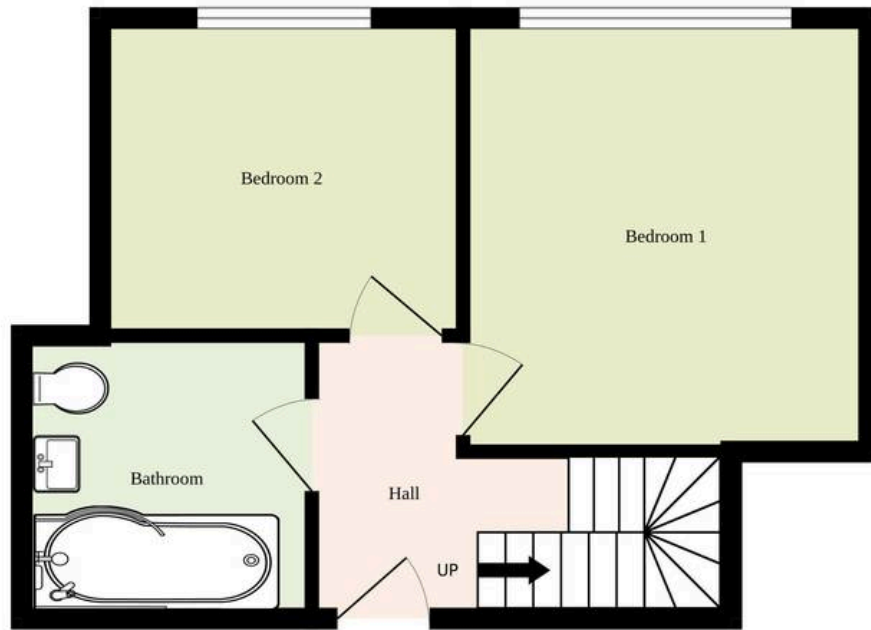
Ground rent - £300 pa

Connected to all main services. Council tax band - TBD

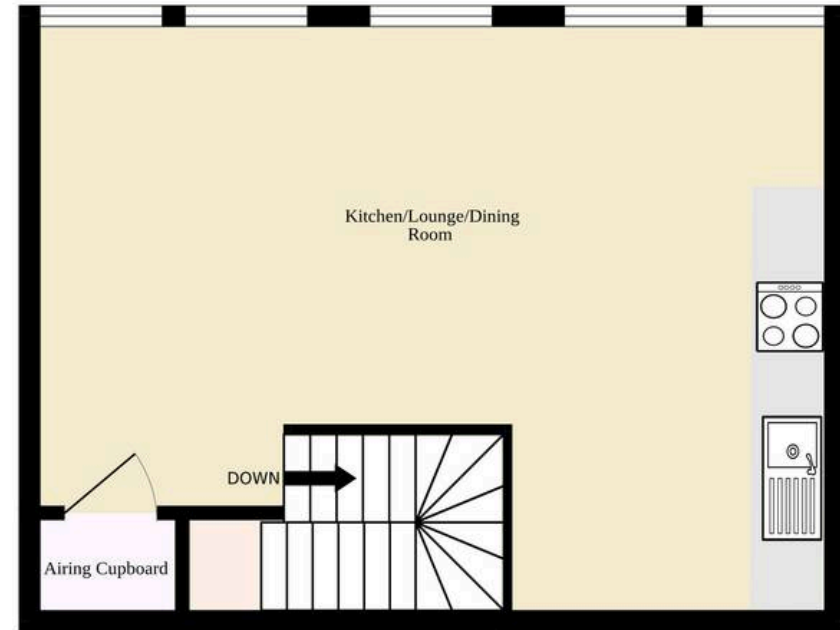


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Ground Floor



1st 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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