



7b St. Benedicts Street, Norwich

Norwich



Minors & Brady

7b St. Benedicts Street

Norwich, Norwich

In the centre of Norwich's historic Lanes, this well-presented Georgian flat offers both character and convenience, with a generous open-plan living and dining area as its focal point. Four tall south-facing sash windows flood the space with natural daylight, while an ornate fireplace provides a striking period feature. The modern fitted kitchen with integrated appliances is thoughtfully positioned, and the bright and spacious double bedroom enjoys leafy views. A contemporary bathroom with a rainfall shower, a separate WC, and useful storage completes the interior. Set within a pedestrian-friendly zone with on-road permit parking and surrounded by independent shops, cafés, restaurants, and excellent transport links, it is ideally placed for both professionals and students with easy access to the University of East Anglia and Norwich University of the Arts.

Location

St. Benedict's Street sits in the centre of Norwich's historic Lanes, surrounded by independent shops, cafés, and restaurants. Residents benefit from being only a short walk from the city centre, the Cathedral Quarter, and the Riverside, with excellent bus and train links nearby for wider travel. Cultural highlights such as the Norwich Arts Centre and the Theatre Royal are close at hand, while everyday amenities, supermarkets, and green spaces, including Chapelfield Gardens, are within easy reach. The area is well known for its lively atmosphere and strong sense of community, with regular events and markets adding to its appeal. The University of East Anglia and Norwich University of the Arts are both easily accessible, making it popular with students and professionals. With its history, culture, and convenience, this location offers an exciting lifestyle in one of Norwich's most sought-after quarters.

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7b St. Benedicts Street

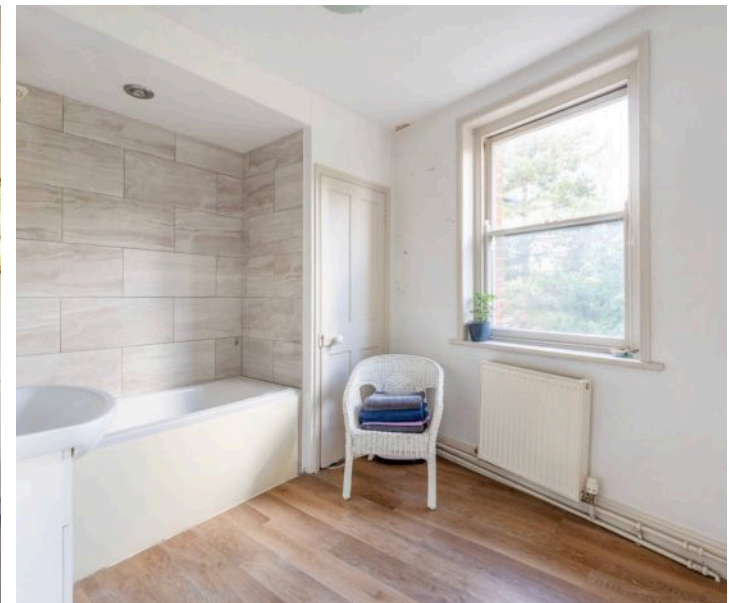
Norwich, Norwich

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Step into this well-presented flat where the entrance hall, finished with wood-effect vinyl flooring, sets a welcoming tone and offers a useful storage cupboard with shelving. From here, the home opens into the generous open-plan living area, a light-filled lounge and dining space framed by four tall south-facing sash windows. These original windows allow natural light to pour in and give open views of the street below, while painted floorboards enhance the sense of brightness and flow. The original feature fireplace, complete with ornate tiling and a traditional surround, stands as a charming focal point, complemented by wall-mounted lighting and built-in shelving that add both character and practicality.

At the far end of this space lies the kitchen, designed with modern fitted grey base units and marble-effect work surfaces. A stainless steel sink with mixer taps, built-in electric oven, hob, and marble-effect splashbacks creates a stylish yet functional layout. A sash window overlooking St Benedict's Street brings in additional daylight, while open shelving and a wall-mounted hanging rack provide space to keep essentials within easy reach.

The double bedroom continues the theme of natural light, with two tall rear-aspect sash windows framing leafy views across Westwick Street. Fitted carpet and neutral décor offer comfort and calm, while an exposed hanging rail and recessed alcove give practical storage options.



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The bathroom is generously sized and arranged for both style and convenience. A full bath with a waterfall shower and a folding glass screen sits against tiled walls, with a white wall-mounted basin and vanity unit providing storage below. A sash window adds natural light and ventilation, while a radiator and wood-effect vinyl flooring ensure warmth and comfort. A separate WC, finished with a wall-mounted basin and marble-effect splashback, offers additional practicality.

Completing the appeal is on-road permit parking, available within this sought-after, pedestrian-friendly part of Norwich, making the flat as convenient as it is characterful.

Agents notes

We understand that the property will be sold leasehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- A

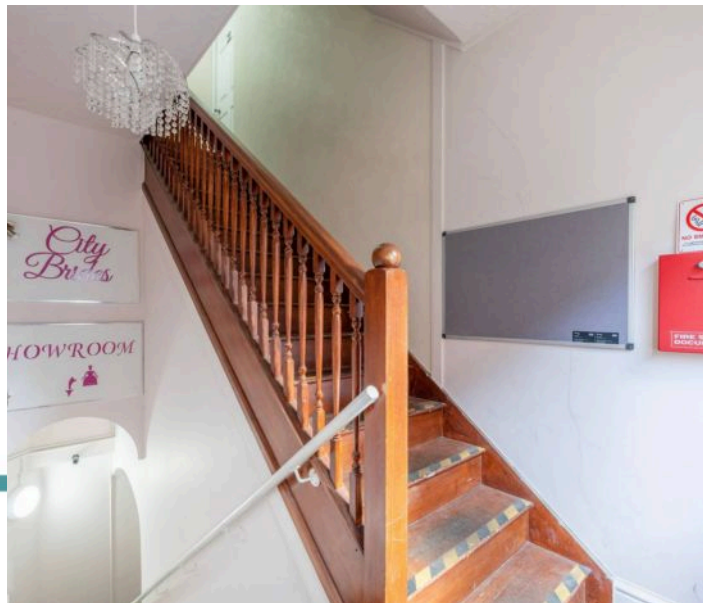
83 years remaining on the lease

Ground rent: £150 per annum

Maintenance fee: £834 per annum

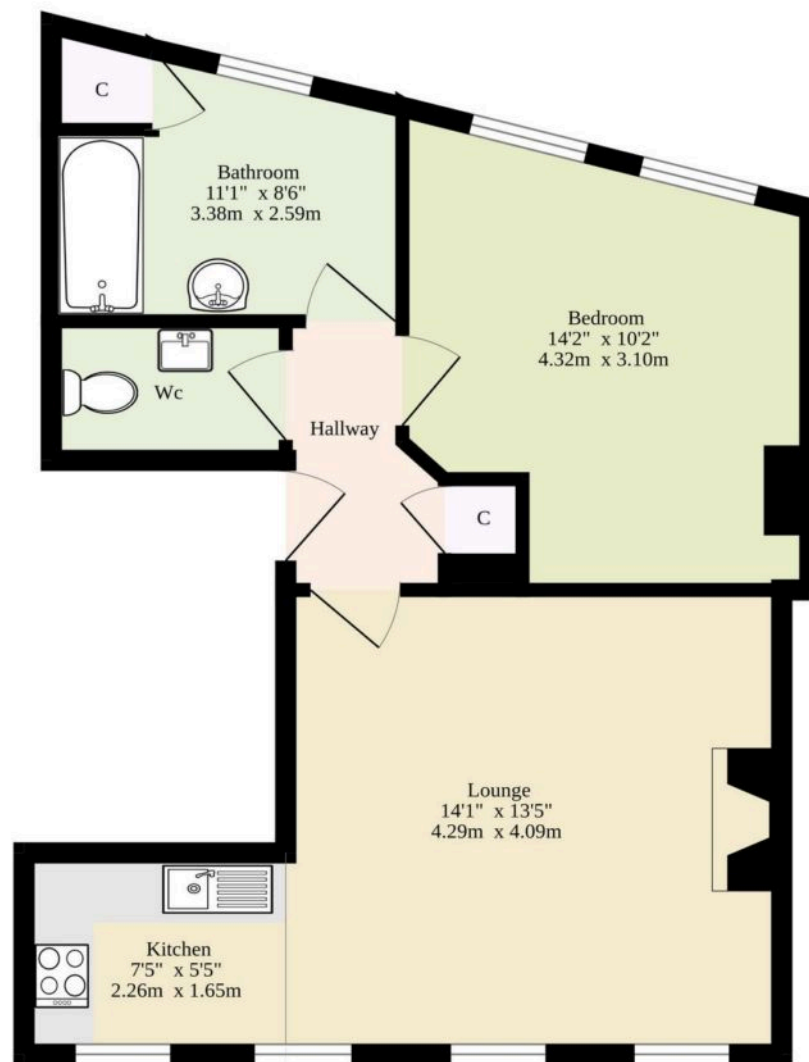
Renewal of charges due in June

Parking permit: £70 per annum



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Ground Floor
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
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Meet *Rosie*
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Meet *Tristan*
Senior Property Valuer

Minors & Brady
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