



London Street | , Norwich, NR2 1HL

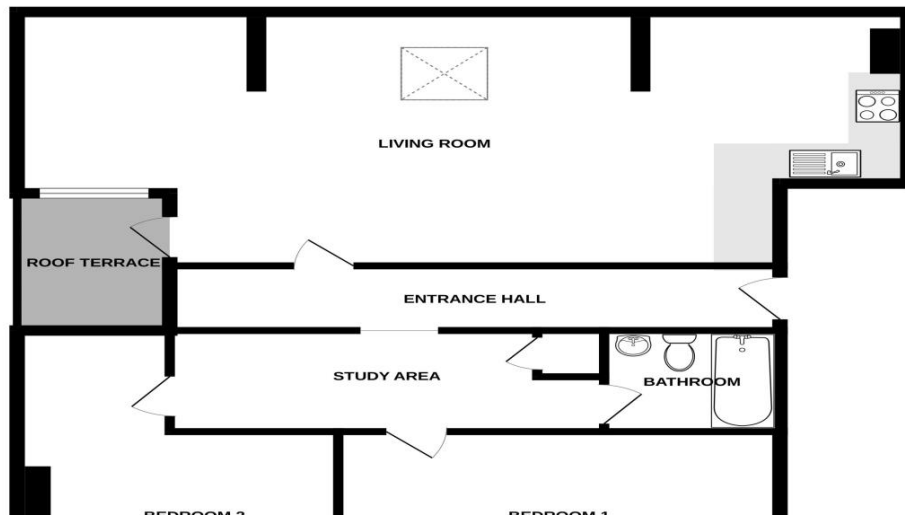
**£1,200 pcm**

**\*\* GRADE II LISTED BUILDING\*\*** Gilson Bailey Lettings are delighted to offer this two bedroom first floor apartment situated in the very heart of the City close to all the shops, restaurants, bars and just a few minutes walk to the station. The accommodation comprises of an secure communal entrance lobby, private entrance hall, large living room with high ceilings, kitchen, two double bedrooms, bathroom with shower over the bath, electric heating, double glazing, private roof top terrace, Energy Rating C, Council Tax Band A **\*\* UNFURNISHED. \*\*CITY CENTRE LOCATION\*\***

Available From: 10 August 2026



## GROUND FLOOR


**Kitchen Breakfast Area (Third Floor)**

5.00m ( 16'5" ) x 3.30m ( 10'10" )  
 kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Dining area, laminate floor, extensive tiling, opens to living area.

**Living Room (Third Floor)**

6.40m ( 21'0" ) x 4.70m ( 15'6" )  
 living room, side aspect window and Velux window allow much daylight in. Glazed door to roof terrace, laminate floor, heater. Opens to kitchen area.

**Roof Terrace (Third Floor)**

Private roof terrace big enough for a small table and chairs, Cathedral views.

**Study Area (Third Floor)**

3.20m ( 10'6" ) x 1.80m ( 5'11" )  
 Useful additional space which would make an ideal home office. Quality laminate floor, built in cupboard containing the hot water cylinder.

**Agents Note**

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

**Agents Note**

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

**Agents Note**

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

**Bathroom (Third Floor)**

Modern suite in white comprising bath with shower over, WC and wash basin. Chrome heated towel rail.

**Bedroom 1 (Third Floor)**

4.40m ( 14'6" ) x 3.20m ( 10'6" )  
 Big double bedroom, two rear aspect windows, laminate floor, heater.

**Bedroom 2 (Third Floor)**

5.00m ( 16'5" ) x 3.20m ( 10'6" )  
 Second double bedroom, rear aspect window, laminate floor, heater.

**Entrance Hall (Third Floor)**

Private entrance hall accessed via secure communal entrance lobby.

## Energy ratings

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(78-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 62, Potential 62

**Directions:** From Our office proceed up Prince of Wales Road and 2nd right into Bank Plain and the take the 1st right into London Street.