

## A **NEW** BEGINNING

A unique landmark in the heart of the exciting Norwich city centre. This former office building has been flawlessly converted into 45 stunning, executive apartments and is being marketed by abbotFox Estate Agents.

Located within touching distance of the city's attractions, Skipper House provides walking ease to Norwich's vibrant shopping experiences, iconic local history and a diverse restaurant and café culture. The property is ideally situated for commuters and professionals, with both the bus and train stations located within walking distance.

The exclusive Skipper House development is in a prime city location and has retained a wealth of character and heritage, evolving to provide contemporary apartments with high specification finishes throughout.





A REAL BUILDER

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# STYLISH& REFINED

The four tiered layout of Skipper House has been methodically fabricated with an ensemble of one, two and three bedroom apartments, each with their own individualities.

Architectural specifications have ensured the maximum use of natural light, whilst the raised position on Ber Street offers outstanding urban views over the Norwich skyline.

Each apartment has been finished with meticulous attention to detail, whilst the design blueprint has formed stylish and refined accommodation, creating the epitome of contemporary city living.

### STUNNING EXECUTIVE APARTMENTS IN THE HEART OF A HISTORIC CITY



Expert design has been employed to ensure that the Skipper House interiors meet the high levels of contemporary specifications. The quality of particulars and finishes have been logically planned to maximise space and lighting.

#### GENERAL

/ Walls and ceilings finished in white matt emulsion
 / Kahrs Oak Lecco Satin lacquered Engineered wood
 flooring

- / Square edged skirting and architraves finished in eggshell white
- / LED downlighters throughout
- / Lorenzo Handles finished in chrome

#### KITCHEN

/ Luna Cream high gloss kitchen cabinets
 / Smeg appliances including oven, hob, extractor hood, washing machine and fridge/freezer
 / Dishwashers in two and three bedroom apartments

/ Stainless steel 1.5 bowl sink with contemporary chrome Leira single lever tap

#### BATHROOMS

/ White sanitary ware with contemporary chrome fittings/ Kaldewei Baths (units vary)

 $\ensuremath{\prime}$  Ultra Shower Trays and Shower Screen

 $\slash$  Concealed Cistern, floor standing pan with dual chrome flush plate

- / LED backlight mirror
- /Shaver Socket (units vary)

/Spanish Ceramic glazed wall tiles /Glazed porcelain floor tiles

#### ELECTRICAL

/ Ultra-fast broadband to the building/ Finish screwless flush polished chrome fascias

/ Telephone data points in living area

/ Facility for Sky+ multiroom to living area and master bedroom

#### HEATING & HOT WATER

/ WarmUp 4iE Smart WiFi Electric Zonal underfloor heating throughout /RM Stelflow Unvented Direct Twin Immersion 150 Litre Hot Water Cylinder

#### SECURITY

/ 10 year CRL Building Warranty (terms and conditions apply)
/ Access to apartments via Fermax Video intercom and door entry system

The exact specification may vary depending on flat number. Please check with the sales representative for further details prior to reservation.



First Floor



Third Floor



GROUNI		FIRST FLOOR				SECOND FLOOR				THIRD FLOOR					
Apartment	Beds	SqFt	Guide Price	Apartment	Beds	SqFt	Guide Price	Apartment	Beds	SqFt	Guide Price	Apartment	Beds	SqFt	Guide Price
1	1	410	£125,000	14	1	555	£150,000	25	1	560	Available soon	37	1	560	Available soon
2	1	533	£130,000	15	1	569	£150,000	26	2	807	Available soon	38	1	657	Available soon
3	1	464	£135,000	16	1	495	£140,000	27	1	463	Available soon	39	1	614	Available soon
4	1	401	£125,000	17	1	612	£165,000	28	1	592	Available soon	40	1	667	Available soon
5	1	517	£140,000	18	1	566	£160,000	29	2	743	Available soon	41	3	1044	Available soon
6	1	472	£135,000	19	2	817	£270,000	30	2	581	Available soon	42	2	732	Available soon
7	1	514	£140,000	20	2	645	£210,000	31	2	678	Available soon	43	1	667	Available soon
8	1	501	£145,000	21	2	599	£200,000	32	2	743	Available soon	44	1	667	Available soon
9	2	706	£210,000	22	2	688	£185,000	33	2	818	Available soon	45	2	721	Available soon
10	1	438	£130,000	23	1	490	£135,000	34	2	818	Available soon				
11	1	481	£135,000	24	2	694	£180,000	35	1	667	Available soon				
12	1	415	£130,000					36	2	797	Available soon				
13	1	412	£130,000												



Any text, measurements, dimensions or indicative floorplans are for general information only and does not form part of any offer or contract. Prospective purchasers should not rely on these particulars and must satisfy themselves on all aspects by inspection or otherwise.

### **NORWICH** A FINE CITY

The wealth of iconic history and culture that the city radiates, combined with nationally acclaimed shopping facilities, an eclectic mix of boutique businesses and a dining option for each and every cuisine reinforces the 'fine city' status in 2017. Norwich's unique identity was forged in its antiquated past, and can still be found in the quaint cobbled streets of the Norwich Lanes, with characteristic tea rooms and independent retailers.

Not only does Norwich boast two shopping malls, it is the only place outside of Oxford Street to have four departmental stores, a haven for any shopaholics. The city is famed for once having a pub for every day of the year and still offers a plenitude of fantastic public houses, with the addition of a younger, urbane bar culture.

A variety of dining opportunities are available for a range of appetites, varying from international cuisine, to homely meals cooked from the outstanding local produce that the county offers.





