

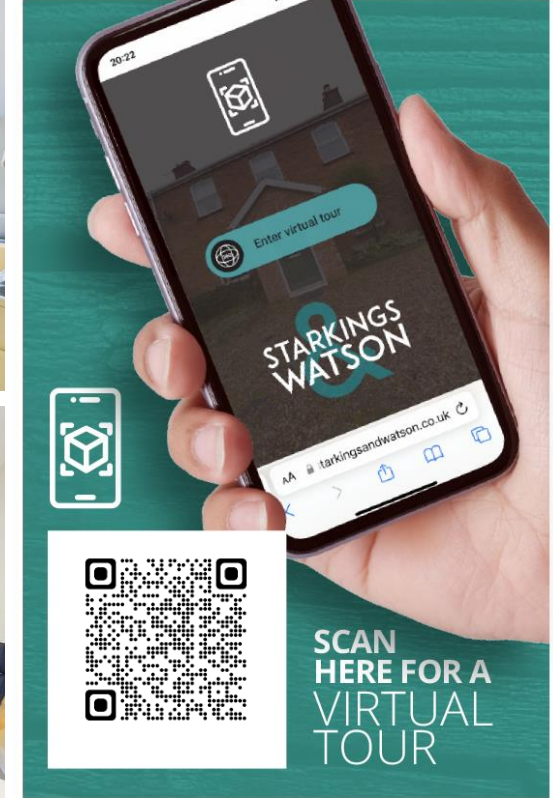
# THE PAVILLION

## St. Stephens Road, Norwich NR1 3SN

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- No Chain!
- Sought After Development
- Underground Allocated Parking Space
- Open Plan Main Reception & Kitchen
- Double Bedroom With Wardrobes
- Modern Fully Tiled Bathroom
- Presented In Immaculate Order
- Ideal Buy To Let Or First Time Purchase

### IN SUMMARY

NO CHAIN! Within a few minutes walk of the CITY CENTRE and located on the third floor within the SOUGHT AFTER development of THE PAVILLION in the old hospital you will find this beautifully presented ONE BEDROOM APARTMENT. The property has in recent years been lived in permanently and used as a SUCCESSFUL RENTAL. The accommodation is freshly decorated and sold as seen with furniture included making it an ideal buy to let. There is a central hallway with modern tiled bathroom and cupboard housing washing machine. There is a double bedroom with built in wardrobes and the main kitchen / reception room which are open plan to one another with double doors and JULIETTE BALCONY allowing plenty of NATURAL LIGHT into the apartment. There is also one allocated and secure PARKING SPACE underground.

### SETTING THE SCENE

The Pavilion is approached from St. Stephens Road by foot with the main entrance door to the building located at the front. The apartment can be found

heading to the right of the communal entrance on the third floor with lift access. There is also access to the rear of the building from Brunswick Road leading into the communal underground car park with one allocated parking space found on the lower level and lift access to the third floor.

### THE GRAND TOUR

Entering the apartment via the communal hallway you will find a built in cupboard housing the fuse box and space for coats and shoes. The bathroom is found to the right which is fully tiled offering a bath with shower over as well as W/C and hand wash basin. There is a large built in cupboard which houses the water tank and the washing machine alongside drying space for clothes. The main bedroom enjoys a sunny aspect and is a good size with double fitted wardrobes. The main reception room is open plan offering plenty of space for sitting/dining and kitchen. The modern kitchen offers plenty of cupboards with rolled edge worktops alongside integrated electric oven and hob with extractor fan, fridge/freezer and freestanding dishwasher. From the sitting room end there are double doors leading out to a Juliette balcony allowing plenty of natural light. There is also an air conditioning unit fitted. With the property having most recently been used as a successful fully furnished rental, the property will be sold with the furniture that is currently in situ.

### THE GREAT OUTDOORS

Wonderfully kept communal gardens can be found to the front and side of the buildings for use by the



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residents. There is one allocated parking space with the secure underground car park along with bin and bike storage. Visitor parking can be found to the front of the building with a permit required.

#### OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### FIND US

Postcode : NR1 3SN

What3Words : ///fits.icon.spoon

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Leasehold details are as follows;

Lease remaining - 109 years from a 125 year lease from new.

Service charges - £1846.30PA & £108.40PA in total

Ground Rent - £300 PA

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
442.56 ft<sup>2</sup>  
41.11 m<sup>2</sup>

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