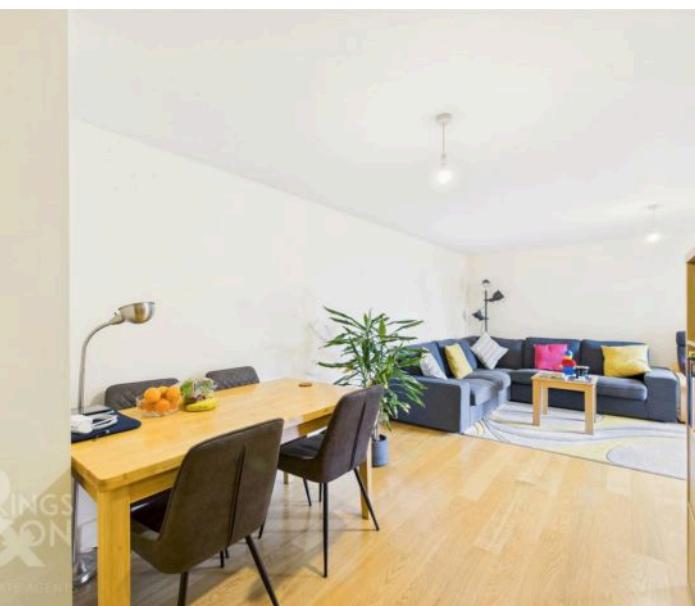




The Pavilion St. Stephens Road, Norwich - NR1 3SJ

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## The Pavilion St. Stephens Road Norwich

Situated within WALKING DISTANCE to NORWICH CITY CENTRE in this SOUGHT AFTER DEVELOPMENT, this excellently presented TWO BEDROOM APARTMENT offers ALLOCATED SECURE PARKING, rare BALCONY space with views of the development and SECURE GATED ACCESS. The accommodation comprises TWO DOUBLE BEDROOMS with an ENSUITE BATHROOM servicing the MAIN BEDROOM. Located centrally, a FAMILY BATHROOM can be found from the HALLWAY, and an inviting open plan KITCHEN/DINING/SITTING ROOM that seamlessly integrates modern living. Step out onto the BALCONY and soak in the sunshine, providing a perfect spot for relaxation or entertaining.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Walking Distance to the City Centre
- Hall Entrance
- Open Plan Kitchen/Dining/Sitting Room
- Fully Fitted Kitchen with Appliances
- Two Bedrooms
- Family Bathroom & En Suite
- Balcony
- Allocated Secure Underground Parking Space

Located on the fringes 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.

#### SETTING THE SCENE

With well kept communal areas, the property offers a secure entrance with parking provided for one vehicle.



## THE GRAND TOUR

Stepping inside, a welcoming hallway offers space to store outdoor wear and benefits from wood laminate flooring, to the left, the family bathroom space is light and bright with floor to ceiling tiling throughout, the three piece suite includes a glass enclosed shower cubicle. Heading to the open plan kitchen/dining and sitting room, the kitchen offers integrated appliances with space for a fridge/freezer. Storage can be found from an array of wall and floor base storage units with generous counter space for food preparation, there is a large double storage cupboard adjacent and tucked away. Moving through, wood laminate flooring can be found throughout with ample dining space leading to the sitting room, this space is well lit thanks to French doors to the balcony and a further double glazed window. Exiting to the balcony, occupying a corner space with composite decking style flooring, plenty of room for outdoor furniture and views of the immediate vicinity. Additionally from the hallway, two double bedrooms can be found, both with wood effect flooring, radiators and integrated storage with the main bedroom boasting an ensuite. The ensuite offers a three piece suite including shower over bath and glass splashback, further floor to ceiling tiling is found with vanity mirror and shelf.

## FIND US

Postcode : NR1 3SJ

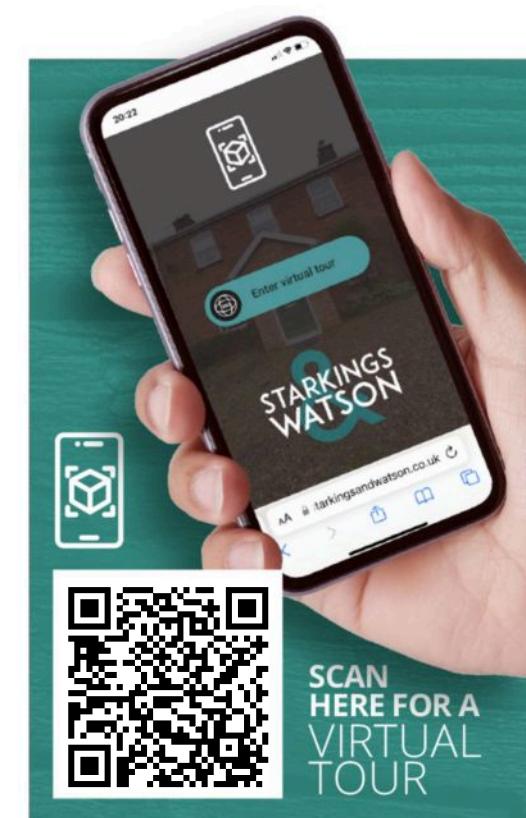
What3Words : ///dance.pipe.sizes

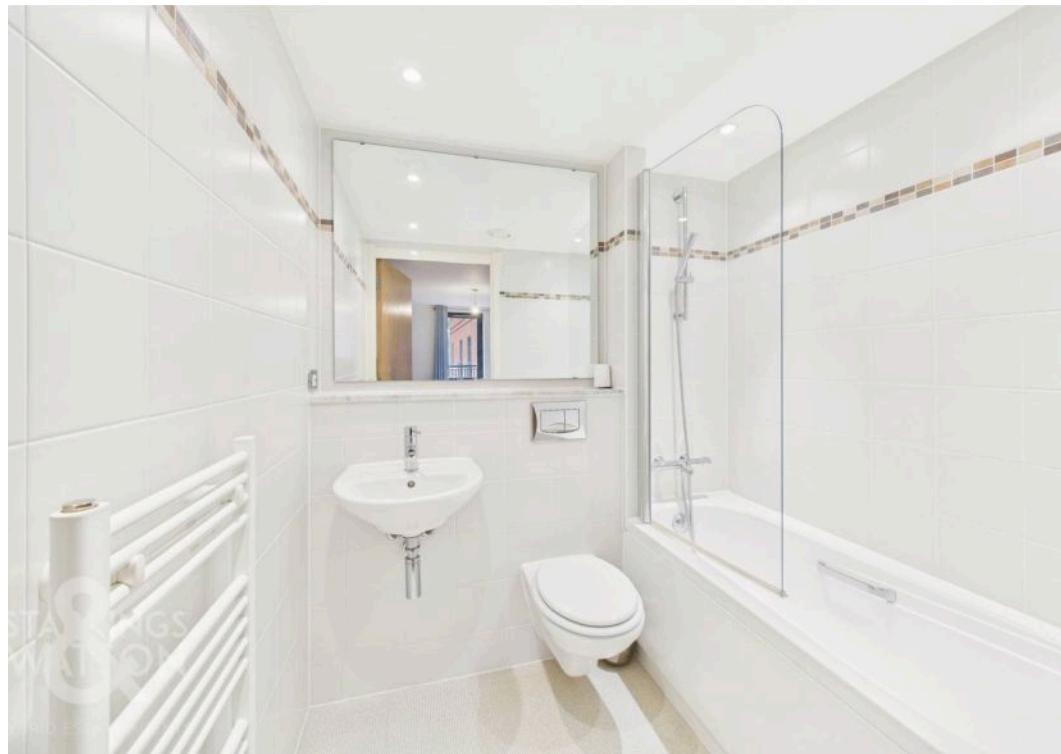
## VIRTUAL TOUR

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

## AGENTS NOTE

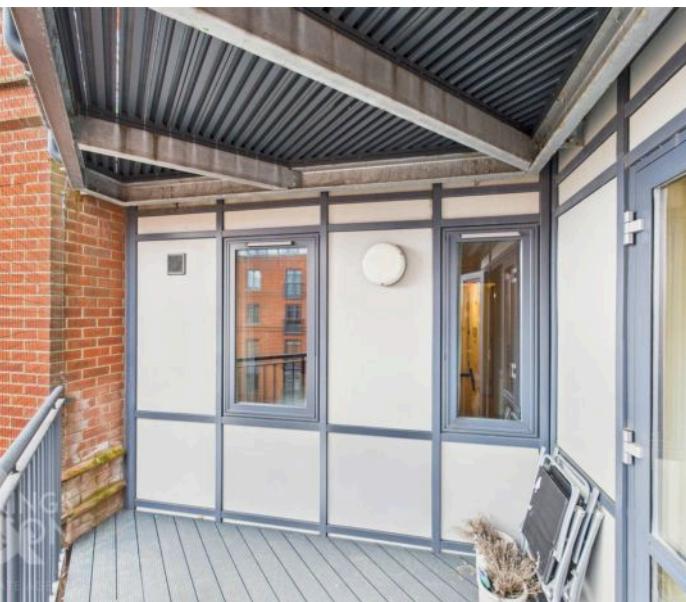
The property offers a 108 year remaining lease, from a 125 year lease at new. Service charges are £1935 PA and Ground Rent £350 PA.

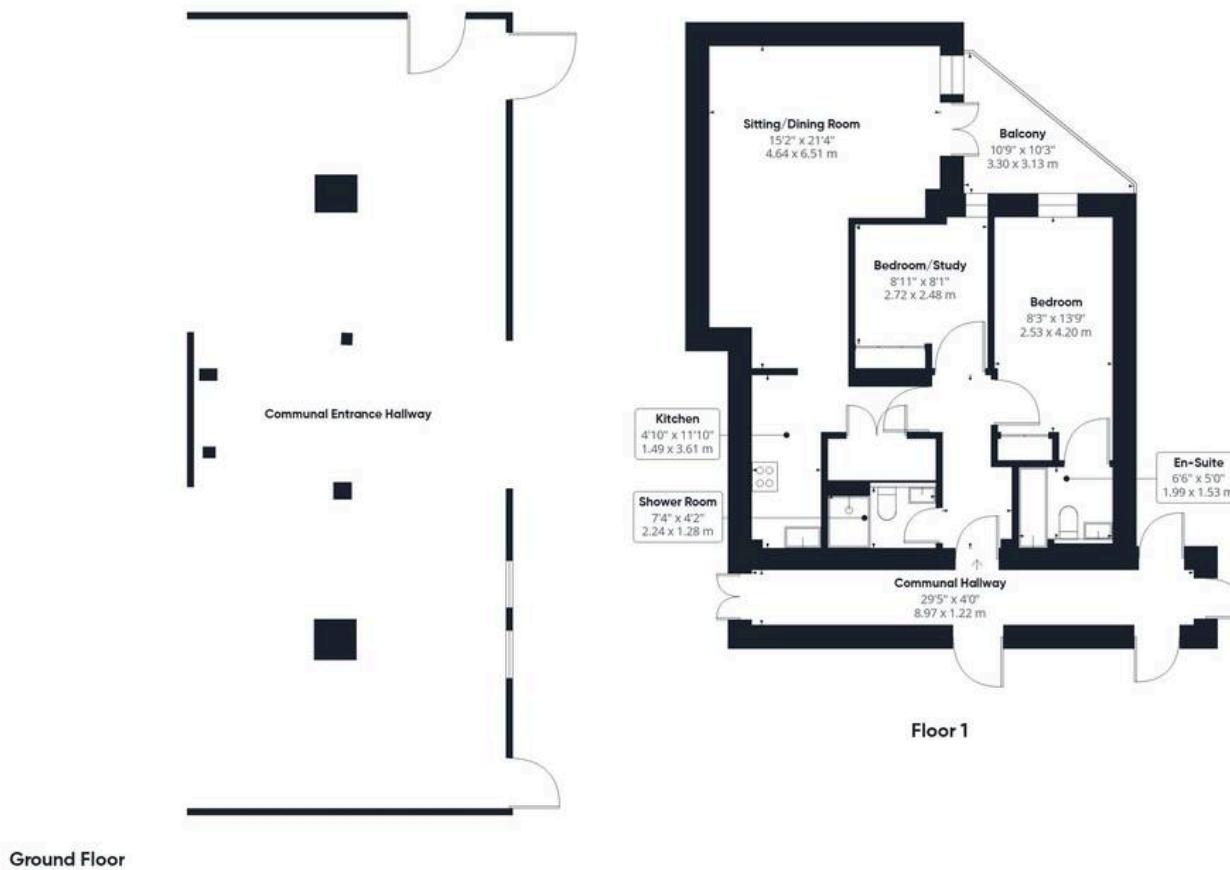




## THE GREAT OUTDOORS

Wonderfully kept communal gardens can be found to the front and side of the buildings for use by the residents. There is one allocated parking space with the property. Visitor parking can be found to the front of the building with a permit required.





(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



# Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.