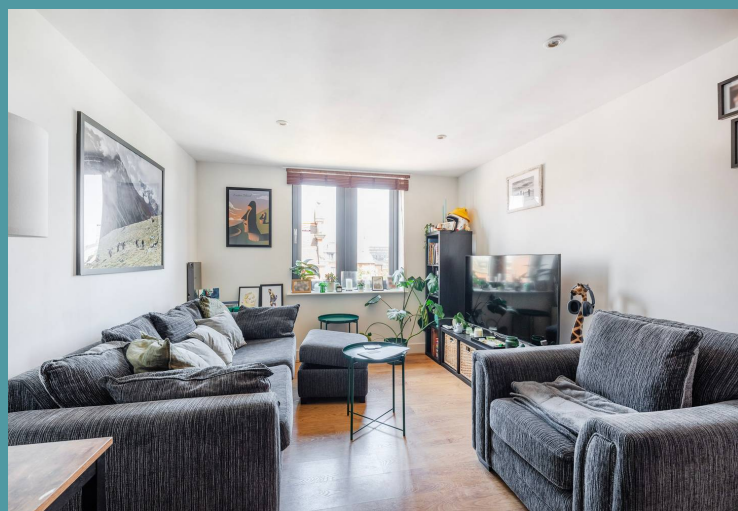




199 The Pavilion St. Stephens Road, Norwich - NR1 3SJ

£180,000 Leasehold

Beautifully presented and set on the third floor with both lift and stair access, this spacious apartment offers comfortable and stylish open-plan living in a prime location on St. Stephens Road, within walking distance of Norwich city centre. The interior features a bright lounge/kitchen/diner, two double bedrooms, one with a built-in wardrobe, and a sleek, fully tiled bathroom. The property also benefits from access to communal gardens and includes one allocated secure parking space, with convenient access to Norwich bus station and the mainline railway station nearby.

Location

The Pavilion on St. Stephens Road enjoys a prime location in the heart of Norwich, placing residents within walking distance of the city's vibrant centre and an extensive range of amenities. From independent boutiques and high-street retailers to cafés, restaurants, and cultural landmarks such as Norwich Theatre Royal and the Forum, everything is within easy reach. Excellent public transport links, including Norwich bus station and the mainline train station, offer convenient connections across the region and beyond. Green spaces such as Chapelfield Gardens and the scenic Riverside walk provide a welcome retreat from city life, while the nearby University of East Anglia and Norwich Research Park add further appeal for professionals, academics, and investors alike.



Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Approximately 107 years remaining on the lease

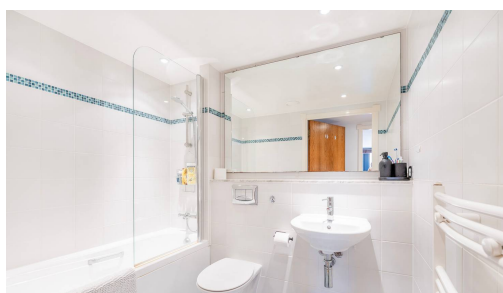
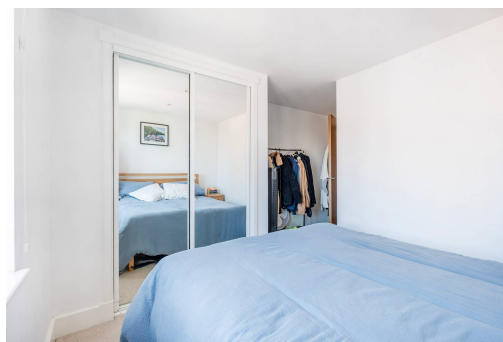
Ground rent: £350 per annum

Maintenance/service charge: £1,992 per annum

Charges reviewed annually in November

Heating system- Electric Central Heating

Council Tax Band- B



The Pavilion, St. Stephens Road, Norwich

Step into the entrance hall of this well-presented apartment, where a built-in storage cupboard offers everyday practicality and all rooms are easily accessible. At the heart of the home is a spacious open-plan lounge/kitchen/diner, finished with wood-effect flooring and filled with natural light from the side-aspect windows. The lounge area provides a welcoming and comfortable space, perfect for both relaxing and entertaining.

The kitchen is modern and thoughtfully arranged, featuring wood-effect units, matching counter space, a stainless steel sink and drainer, fitted electric oven and hob with extractor, and ceiling lighting to complete the clean and functional design.

There are two bright double bedrooms, each enjoying plenty of natural light. One of the bedrooms is enhanced by a built-in wardrobe with sliding doors, offering useful storage without compromising space.

The contemporary bathroom is fully tiled and finished with a panelled bath and shower over, a wash hand basin, low level WC, extractor fan, and a heated towel rail — all designed for convenience and modern living.

The property benefits from double glazing throughout and is complemented by access to well-maintained communal gardens. One allocated secure parking space is also included, adding to the practicality of this centrally located apartment.



This floor plan shows a 2-bedroom flat with the following layout and dimensions:

- Bedroom 1:** 13'7" x 11'6" (4.14m x 3.51m) - Light green area in the top left.
- Bedroom 2:** 13'5" x 7'6" (4.09m x 2.29m) - Light green area in the top middle.
- Lounge/Kitchen/Diner:** 23'4" x 9'9" (7.11m x 2.97m) - Large yellow area on the right.
- Hall:** Central light orange area connecting the rooms.
- Bathroom:** 7'4" x 5'5" (2.24m x 1.65m) - Light green area at the bottom, containing a bathtub, toilet, and sink.
- Entrance:** Marked with a 'C' (Cloak) in a white area at the bottom left.
- Windows:** Marked with 'W' in white areas on the top walls of the bedrooms.
- Kitchen Area:** Includes a stove (four circles) and a refrigerator (cabinet with a door) in the bottom right of the yellow area.

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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