



42 The Pavilion St. Stephens Road, Norwich  
Norwich

Minors & Brady



## 42 The Pavilion St. Stephens Road

Norwich, Norwich

Guide price: £210,000–£220,000. City centre living at its finest, this beautifully presented and notably large contemporary one-bedroom apartment sits just a short walk from the heart of Norwich within a characterful and well-maintained historic building with immaculately kept communal grounds and allocated parking. Positioned at the end of the corridor for added privacy, the apartment is the largest one bedroom within the development and features a bright open plan living space filled with natural light, flowing into a modern fitted kitchen with integrated appliances, alongside a generous double bedroom with excellent built in storage, a stylish bathroom suite, and a large south facing balcony that overlooks the communal gardens, making it ideal for those seeking space, comfort, and strong city centre connectivity.

### Location

Positioned on St Stephens Road, The Pavilion enjoys a central setting within Norwich, moments from the city's retail, dining, and cultural heart. St Stephens Street, Chapelfield shopping, and a wide choice of cafes, restaurants, and everyday amenities are all close at hand, while Norwich railway station and riverside walks are within comfortable reach. The surrounding streets reflect a lively city atmosphere shaped by established businesses, modern developments, and period architecture, with green spaces and leisure facilities also easily accessible. Regular bus routes run along St Stephens Road, supporting easy movement across the city. The area is particularly well-suited to those seeking a central location with strong day-to-day convenience and excellent connectivity.





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# 42 The Pavilion St. Stephens Road

Norwich, Norwich

## The Pavilion, St. Stephens Road

Entering the building, it is immediately clear that this is a well-managed and well-maintained development, with smart communal areas that are kept clean and orderly throughout. The apartment itself enjoys a particularly private position at the end of the corridor, meaning there is no passing foot traffic beyond the front door, a real advantage for day-to-day peace.

The front door opens into a generous entrance hall that sets the tone for the space on offer. This area provides excellent built-in storage, including cupboards housing the washer dryer, allowing the main living areas to remain uncluttered and well organised. From here, all rooms are accessed with ease. The open plan lounge and dining area forms the heart of the apartment and is notably larger than typically found in one-bedroom properties within the building, making this the largest one-bedroom apartment available. The room is bright and welcoming, with soft carpet underfoot and excellent natural light from both the side window and the French doors leading to the balcony. There is ample space for a comfortable seating arrangement as well as a dedicated dining area, with flexibility for home working if required.

Open access leads through to the kitchen, which is fitted with modern wall and base units and complementary work surfaces. The kitchen has vinyl flooring for durability and ease of maintenance, and is equipped with an integrated fridge freezer, built-in oven, electric hob and extractor. A stainless steel sink and drainer sit below the side window, bringing in additional daylight, while spotlighting and plentiful power points complete the space. The layout works well for both everyday cooking and entertaining, remaining visually connected to the living area. From the lounge, French doors open onto a particularly large south-facing balcony, one of the standout features of the apartment. This outdoor space is generously sized, offering plenty of room for seating and outdoor furniture.



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It enjoys open views across the communal gardens and provides an ideal spot for morning coffee or relaxed evenings, benefiting from its sunny aspect and sense of openness.

The bedroom is a spacious double, comfortably accommodating a super king-size bed along with additional furniture. Carpeted throughout, the room feels calm and well-proportioned, with built-in storage that enhances practicality without encroaching on floor space. A side window allows natural light, while an electric heater ensures comfort year-round.

The bathroom is finished in a modern style with tiled flooring and walls, creating a clean and contemporary look. It features a panelled bath with a shower over, a low-level WC, a hand wash basin, a heated towel rail, spotlighting, and a large heated mirror that adds both comfort and a polished finish.

Externally, the apartment benefits from allocated parking along with visitor spaces, adding convenience for residents and guests alike. The development enjoys well-tended communal grounds and sits within a prime central Norwich location, offering easy access to the city centre, amenities, and transport links, while remaining set back enough to feel settled and residential.

## Agents notes

Sold leasehold, connected to mains services, water, electricity and drainage.

Electric Central Heating

Council Tax Band- A

111 years remaining on the lease

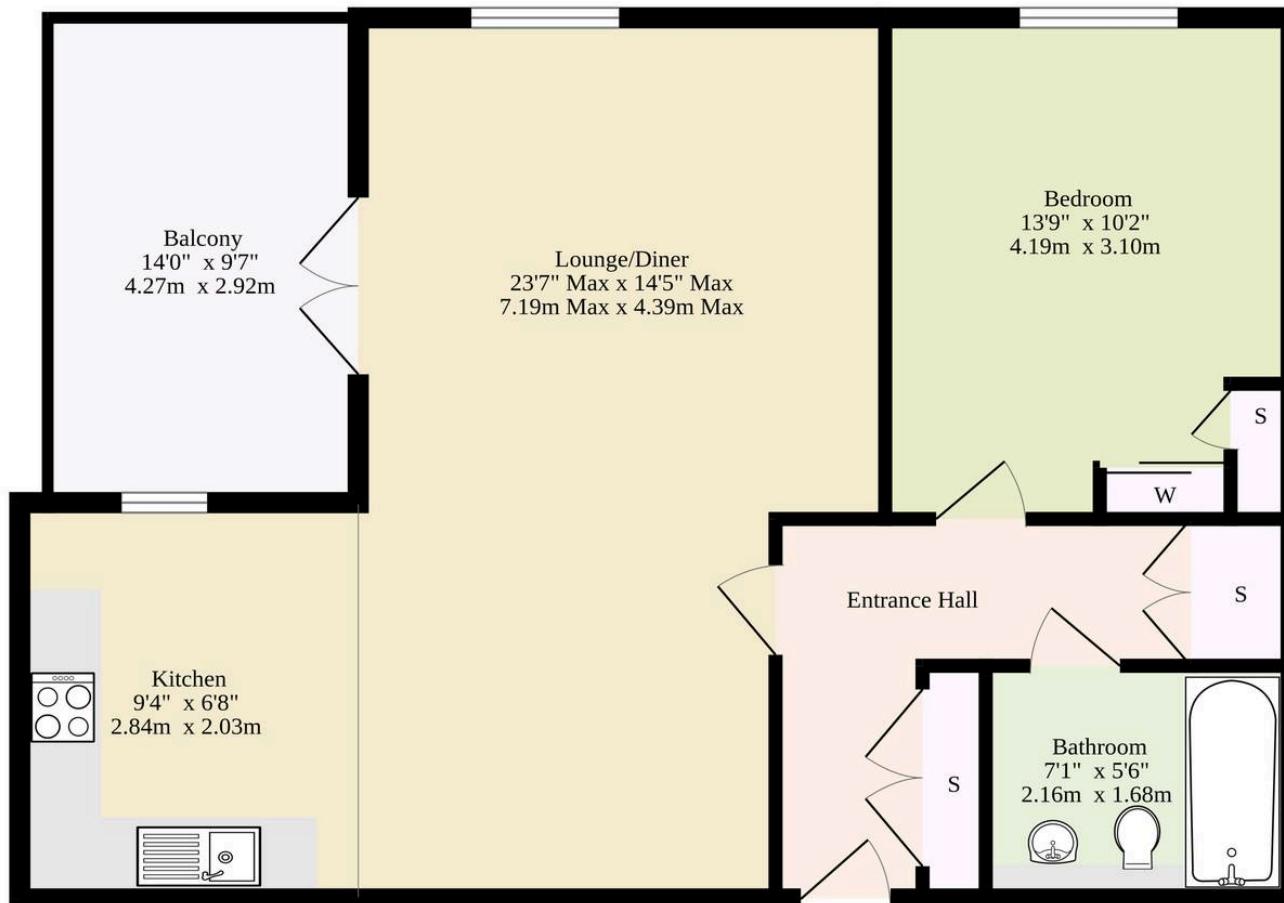
Ground rent: £2,093.53 per annum

Maintenance fee: £250 per annum

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809 sq.ft. (75.2 sq.m.) approx.



Sqft Includes Balcony

TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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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