



St. Stephens Road, Norwich

Offers In Excess Of £150,000 Leasehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ First Floor Apartment
- ✓ 25' Open Plan Sitting Room & Kitchen
- ✓ One Double Bedroom with Wardrobe
- ✓ Family Bathroom
- ✓ High Ceilings & Character Features
- ✓ Secure Gated Parking
- ✓ Walking Distance to Amenities

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Offered with NO CHAIN, this FIRST FLOOR APARTMENT occupies a CITY CENTRE POSITION with SECURE GATED PARKING. Presented in IMMACULATE CONDITION within the CHARACTERFUL PAVILLION BUILDING, the property offers electric heating, BUILT-IN STORAGE, HIGH CEILINGS, and a SECURE ACCESS and second SECURE STAIRWAY, making the property ideal for FIRST TIME BUYERS or as a LOCK UP AND LEAVE. The property offers a HALL ENTRANCE, OPEN PLAN 25' SITTING ROOM, dining area and FITTED KITCHEN with INTEGRATED APPLIANCES. One DOUBLE BEDROOM with BUILT-IN WARDROBE and family bathroom can also be found.

LOCATION

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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 3SG), but to help....Leave Norwich via St. Stephens Road where The Pavillion can be found fronting the main road, with visitor parking and pedestrian access. For parking, bearing right onto Newmarket Road, turn right onto Brunswick Road, and right again onto Thomas Wyatt Close. The under ground parking can be found straight ahead.

AGENTS NOTE

The property offers a remaining lease in the region of 90 years. The ground rent is charged at £300 PA. The service charge including water is charged in the region of £186 PCM.

Offering a secure ground floor entrance, a second secure internal door leads to the stairs and first floor landing.

Entrance door to:

ENTRANCE HALL

Fitted carpet, wall mounted electric heater, electric fuse box, entry telecom system, cloaks storage space, built-in double airing cupboard with hot water tank and storage shelving, smooth high level ceiling, doors to:

KITCHEN/DINING ROOM

12' 8" x 10' 9" Max. Of irregular shape. (3.86m x 3.28m)
Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset 'Neff' electric ceramic hob and built-in 'Neff' electric oven with stainless steel splash back and extractor fan, vinyl flooring, integrated fridge freezer and washer/dryer, space for dining table, windows to rear x2, under cupboard lighting, wall mounted electric heater, smooth high level ceiling with recessed spot lights, open plan to:

SITTING ROOM

12' 8" x 9' 5" Max. (3.86m x 2.87m) Fitted carpet, wall mounted electric heater, sash window to rear, television and telephone points, smooth high level ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled walls and flooring, heated towel rail, wall mounted vanity mirror, shaver light, obscure double glazed sash window to rear, smooth high level ceiling with recessed spot lights and extractor fan.

DOUBLE BEDROOM

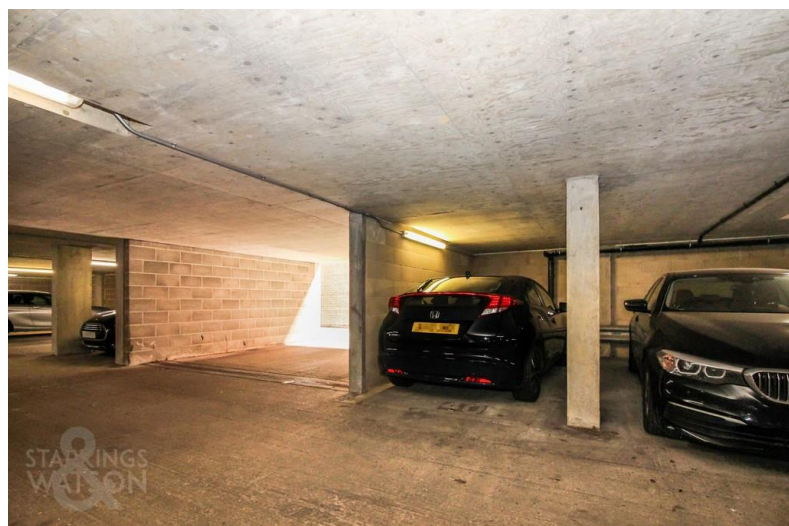
16' 3" x 9' Max. (4.95m x 2.74m) Fitted carpet, wall mounted electric heater, built-in double wardrobe, sash window to side, television and telephone points, smooth high level ceiling.

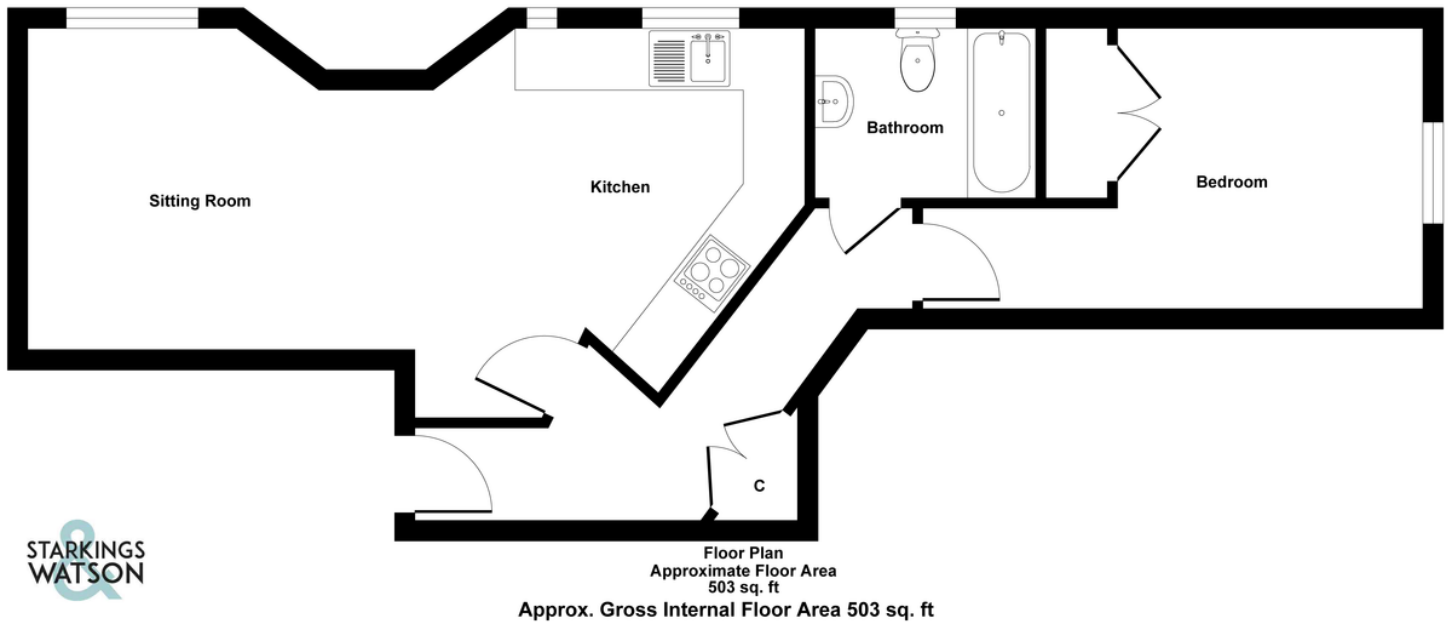
COMMUNAL GARDENS

Well maintained lawned gardens can be found to the front of the building with mature planting and trees.

ALLOCATED PARKING

Secure under ground parking can be found for one vehicle.





Agents Note: 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

Awaiting EPC Rating