



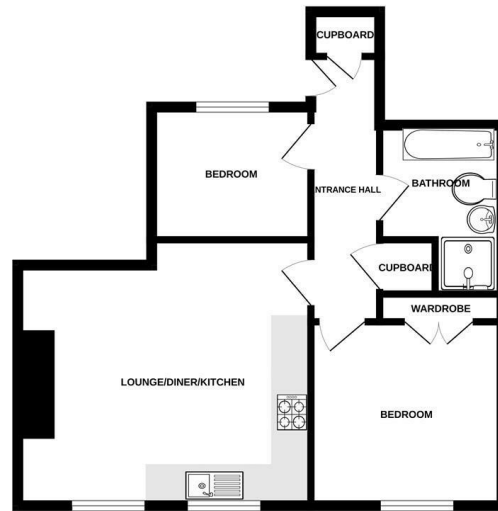
4 The Pavilion St. Stephens Road | | Norwich | NR1

## Price Guide £160,000

**\*\*GUIDE PRICE £160,000 TO £170,000 - NO ONWARD CHAIN AND SECURE UNDERGROUND PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, LOWER GROUND FLOOR APARTMENT situated in the former Norfolk and Norwich Hospital to the south of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, open plan kitchen/living area, TWO BEDROOMS and a bathroom. Outside there are well maintained communal grounds and ONE UNDERGROUND SECURE PARKING SPACE. The apartment benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



## LOWER GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, all dates, locations, names and any other items are approximate and the 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 hereon are not intended and no guarantee as to their condition or efficiency can be given.  
Made with Metaplan 12/03

### Location

The Pavilion is located within walking distance to a full selection of amenities including Chapel field shopping centre, Chapel field gardens, Norwich bus station and the City centre with its array of shops, bars, coffee shops and restaurants. There is also good access to the Norfolk and Norwich University Hospital, University of East Anglia, A 11, A140 and the A47 southern bypass.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Term 125 years from 1 January 2008 Please note the ground rent is £350 per annum and service/maintenance charges are £266 per month. For further information, please contact the office.

### Accommodation Comprises

Secure intercom entry with stairs to lower ground floor.  
Front door to:

#### Entrance Hall

Doors to all rooms.

#### Open Plan Kitchen/Living Area 15'10" x 14'0"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated fridge/freezer and washing machine, two sash windows, two electric heaters.

#### Bedroom One 10'4" x 9'11"

Double glazed window, electric heater, built in wardrobe.

#### Bedroom Two 8'8" x 7'1"

Frosted window, electric heater.


#### Bathroom 9'4" x 6'8"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

### Outside

One underground parking space and well maintained communal gardens.


**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.