



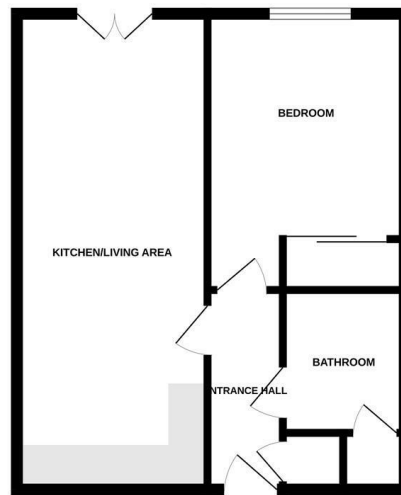
205 The Pavilion St. Stephens Road | | Norwich | NR1
76N

Guide Price £145,000

****GUIDE PRICE £145,000 - £150,000 NO ONWARD CHAIN AND SECURE UNDERGROUND PARKING**** Gilson Bailey are delighted to offer this **WELL PRESENTED, ONE BEDROOM, THIRD 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, **ONE BEDROOM** 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 apartment would make an excellent first-time purchase or buy-to-let investment so be quick to book a viewing.



THIRD FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. This service, system and equipment shown here are not shown to scale and are guaranteed to their respective manufacturers' specifications only.
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Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

secure intercom entry with stairs and lift to third floor. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 23'6" x 9'4"

Fitted wall and base units worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, electric heater, doors to Juliet balcony.

Bedroom 13'7" x 9'9"

Double glazed window, electric heater, built in wardrobe.

Bathroom 7'1" x 5'6"

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

Outside

Communal garden and one underground secure parking space.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Term 125 years from 1 January 2008. Please note ground rent is £300 per annum and service/maintenance charges are £1846 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.