



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

7GN

Guide Price £170,000

****SPACIOUS APARTMENT WITH ALLOCATED PARKING AND A BALCONY****

Gilson Bailey are delighted to offer with no onward chain this well presented, two bedroom, third floor apartment located in the converted former Norfolk and Norwich University Hospital on the edge of the City Centre.

Accommodation comprises entrance hall, open plan lounge/kitchen/diner, two bedrooms and a shower room with bedroom one having an en-suite. Outside there are well kept communal grounds and a secure, underground car parking space accessed via electric gates. The apartment benefits from double glazing, electric heating, south facing view allowing a lot of light and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



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.

Accommodation Comprises

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

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and shower room.

Open Plan Lounge/Kitchen/Diner 14'4" x 14'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, integrated fridge/freezer and washing machine, electric heater, double glazed window, door to balcony.

Bedroom One 19'0" x 11'11"

Double glazed window, electric heater, built in wardrobe, study area.

En-Suite 7'1" x 4'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 14'4" x 10'2"

Double glazed window, electric heater, built in wardrobe.

Shower Room 6'6" x 4'11"

Panelled bath shower over, low level WC, hand wash basin, extractor fan.

Outside

Lawned communal grounds, secure underground parking space access via electric gates.

Local Authority


Norwich City Council, Tax Band C.

Tenure

Term 125 years from 1 January 2008 Please note the ground rent is £350 per annum and service/maintenance charges are £1794 per annum. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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 C

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.

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