



The Pavilion St. Stephens Road, Norwich - NR1 3SJ



The Pavilion St. Stephens Road

Norwich, NR1 3SJ

NO CHAIN! Within a few minutes walk of the CITY CENTRE and located on the second floor within the SOUGHT AFTER development of THE PAVILLION in the old hospital you will find this well presented TWO BEDROOM APARTMENT. The property has in recent years been used as a SUCCESSFUL RENTAL and currently has tenants in situ. The accommodation is sold as seen with ALL FURNITURE INCLUDED making it an IDEAL BUY TO LET although could of course be sold with vacant possession as well. There is a central hallway with modern tiled bathroom and double cupboard housing washing machine. There are TWO DOUBLE BEDROOMS with built in wardrobes to the main bedroom and the main kitchen / reception room which are open plan to one another with double doors and JULIETTE BALCONY allowing plenty of NATURAL LIGHT into the apartment benefitting from its SOUTH FACING aspect. There is also one allocated and secure PARKING SPACE underground.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Two Bedroom First Floor Apartment
- Sought After Development
- Currently Tenanted But Could Be Sold Vacant Possession
- Open Plan Kitchen/Dining/Sitting Room
- Two Double Bedrooms & Family Bathroom
- Ideal Buy To Let or First Time Purchase
- Allocated Underground Secure Parking Space
- City Centre 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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The Pavilion is approached from St. Stephens Road by foot with the main entrance door to the building located at the front. The apartment can be found heading to the right of the communal entrance on the second floor with lift access. There is also access to the rear of the building from Brunswick Road leading into the communal underground car park with one allocated parking space found on the lower level and lift access to the third floor.



THE GRAND TOUR

Entering the apartment via the communal hallway you will find a built in double cupboard housing the fuse box and space for coats and shoes as well as space and plumbing for the washing machine. The bathroom is found to the right off the hallway which is fully tiled offering a bath with shower over as well as W/C and hand wash basin. There are two bedrooms to the south side of the apartment enjoying a sunny aspect, with the main bedroom benefitting from double fitted wardrobes. The main reception room is open plan offering plenty of space for sitting/dining and kitchen. The modern kitchen offers plenty of cupboards with rolled edge worktops alongside integrated electric oven and hob with extractor fan and fridge/freezer. From the sitting room end there are double doors leading out to a Juliette balcony allowing plenty of natural light with a south facing aspect. The property is currently a fully furnished rental so will be sold with all furniture that is in place included within the sale.

FIND US

Postcode : NR1 3SJ

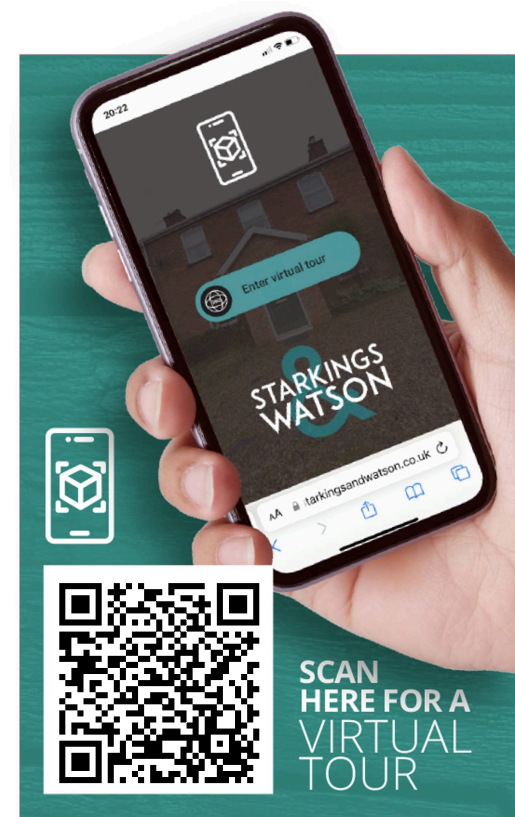
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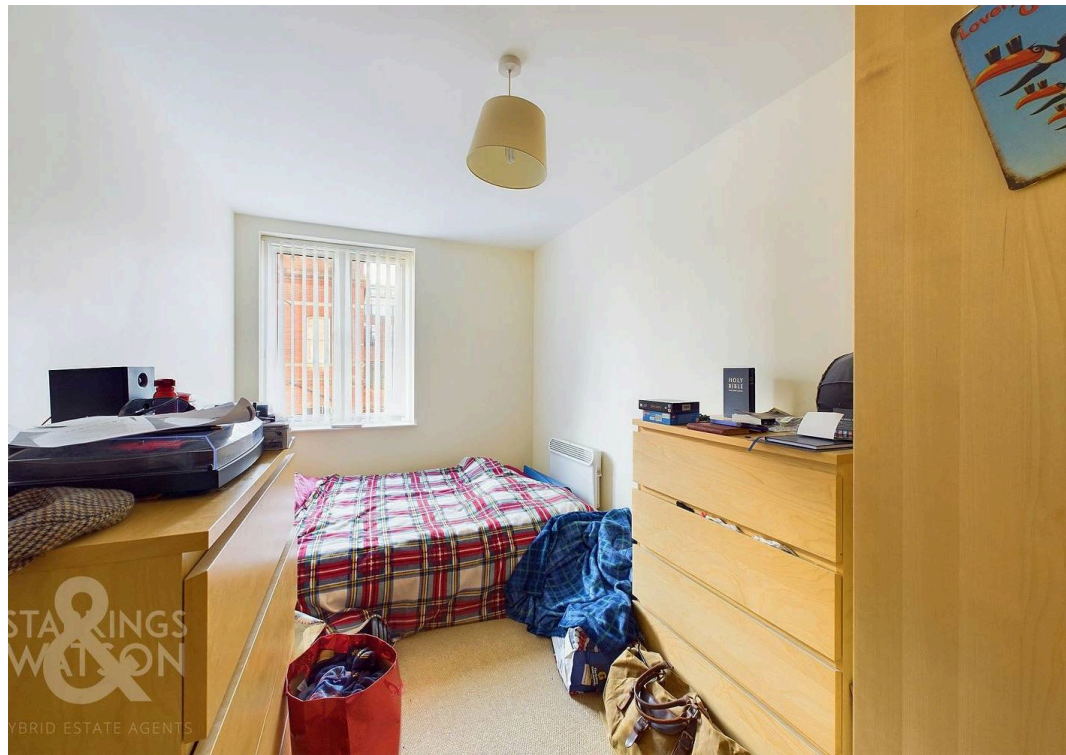
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Leasehold details are as follows:- Lease remaining - 108 years from a 125 year lease from new. Service charges - £1935PA & Ground Rent - £350 PA.



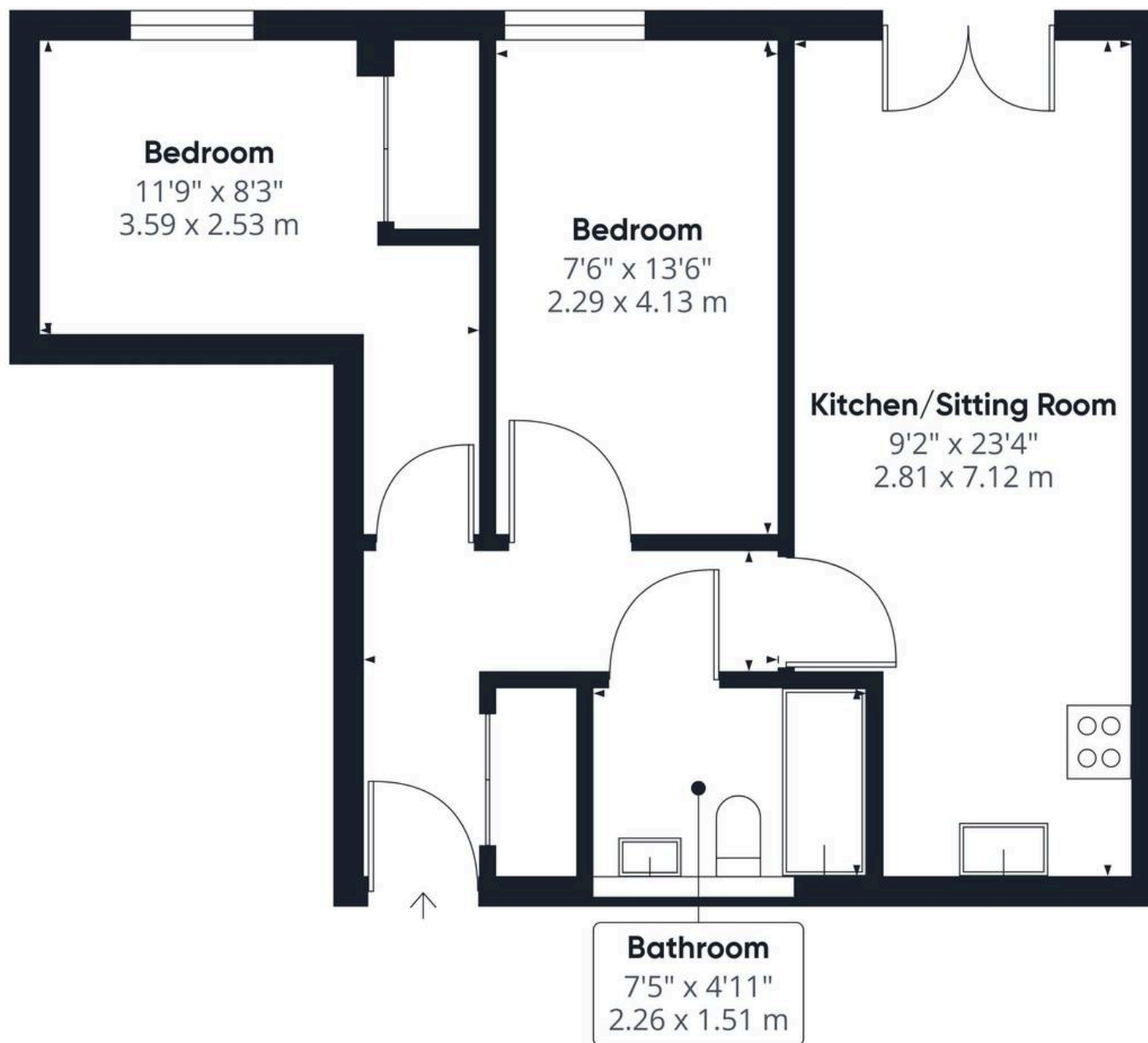




OUTSIDE

Wonderfully kept communal gardens can be found to the front and side of the buildings for use by the residents. There is one allocated parking space with the secure underground car park along with bin and bike storage. Visitor parking can be found to the front of the building with a permit required.





Approximate total area⁽¹⁾

530.87 ft²

49.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: 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.