



The Pavilion, St. Stephens Road, Norwich, NR1 3SG

welcome to

The Pavilion St. Stephens Road, Norwich

****NO ONWARD CHAIN!!* INVESTORS ONLY!!**** A fantastic opportunity to purchase this TWO BEDROOM FIRST FLOOR APARTMENT in Norwich, offering an open plan lounge/ kitchen/ diner, communal garden and **ALLOCATED PARKING!** Viewings are highly advised - call us today for more information!!!!



Communal Entrance

Secure phone entry system, stairs or lift to the first floor.

Entrance Hall

Door to the front, airing cupboard, radiator, laminate flooring.

Lounge/ Kitchen/ Diner

23' 7" x 9' 2" (7.19m x 2.79m)

Open plan. Double glazed juliet balcony, laminate flooring. Double glazed window to the front. Fitted kitchen with wall & base units, work surfaces, door to hallway, stainless steel sink/ drainer, 1 bowl, electric hob & oven, extractor fan, integrated washing machine & fridge/ freezer, radiator.

Bedroom 1

12' 1" plus recess x 8' 4" (3.68m plus recess x 2.54m)

Double glazed window to the side, built-in wardrobe, laminate flooring.

Bedroom 2

13' 8" x 7' 7" (4.17m x 2.31m)

Double glazed window to the side, radiator, laminate flooring.

Bathroom

Bath with mixer taps & shower over, WC, wash hand basin, extractor fan, vinyl flooring.

Exterior

Outside there is a communal garden and a secure allocated parking space.



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The Pavilion St. Stephens Road, Norwich

- *NO ONWARD CHAIN!*
- Allocated parking space
- Two double bedrooms
- Well-presented throughout
- Walking distance to city centre & train station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139019 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk