



The Pavilion St. Stephens Road, Norwich NR1 3SJ

welcome to

The Pavilion St. Stephens Road, Norwich

****MODERN APARTMENT BEING OFFERED WITH NO ONWARD CHAIN**** William H Brown are pleased to offer to the market this conveniently positioned home forming part of the original Norfolk and Norwich hospital on the cusp of the city centre!



Communal Entrance

Security entrance door to front aspect of The Pavilion, grand entrance with access to a secure separate stairwell which spirals to the second floor.

Entrance Hall

Door from communal hallway, cupboard housing electric fuseboard, laminate flooring, intercom system, electric radiator, doors to bathroom, bedroom and lounge / kitchen;

Lounge / Kitchen

23' 6" max x 9' 7" (7.16m max x 2.92m)

Open plan living with kitchen area, lounge / dining area.

Kitchen Area - Fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, Electric hob, stainless steel cooker hood over, integrated fridge / freezer.

Lounge Area - Double glazed french doors to Juliet balcony to rear aspect, laminate floor, electric radiator.

Bedroom

13' 5" max x 9' 6" (4.09m max x 2.90m)

Double glazed window to rear aspect, laminate flooring, built in wardrobe electric, radiator.

Bathroom

Modern suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, wash hand basin, vinyl flooring, heated towel rail, extractor fan, utility cupboard housing pressurised hot water cylinder, plumbing and space for washing machine, air re-circulation system.



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The Pavilion St. Stephens Road, Norwich

- NO ONWARD CHAIN
- SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- UNDERCROFT SECURE PARKING
- DOUBLE GLAZING / ELECTRIC HEATING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



directions to this property:

Proceed out of Norwich via St Stephens Road taking a right hand turn into the old hospital where the Pavilion will be located directly in front of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106343 - 0005

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.



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