



The Pavilion St. Stephens Road, Norwich NR1 3SN

welcome to

The Pavilion St. Stephens Road, Norwich

***CITY CENTRE JEWEL BEING OFFERED WITH NO ONWARD CHAIN** William H Brown are pleased to offer to the market this conveniently positioned top floor apartment forming part of the original Norfolk and Norwich hospital.



Communal Entrance

Security entrance door to front aspect of The Pavilion, grand entrance with access to a secure separate stairwell and lift which leads to the third floor.

Entrance Hall

Door from communal corridor, electric storage panel heater, karndean flooring, built in storage cupboard with space and plumbing for washing machine and recently replaced hot water cylinder.

Kitchen / Diner / Lounge

23' 6" max x 13' 8" max (7.16m max x 4.17m max)

Open plan living space with karndean flooring, air conditioning/heater unit, electric storage panel heater, double glazed French doors to the balcony and double glazed side window.

Kitchen Area:

Fitted with a matching range of base, wall and drawer units, work surfaces, inset sink unit and drainer, built in electric oven with ceramic hobs and cooker hood over, stainless steel splashback, built in fridge/freezer, breakfast bar, karndean flooring.

Bedroom One

16' 1" max x 7' 7" max (4.90m max x 2.31m max)

Double glazed window, built in wardrobe with dressing area, built in storage cupboard, electric storage panel heater.

Bedroom Two

11' 7" max x 7' 7" max (3.53m max x 2.31m max)

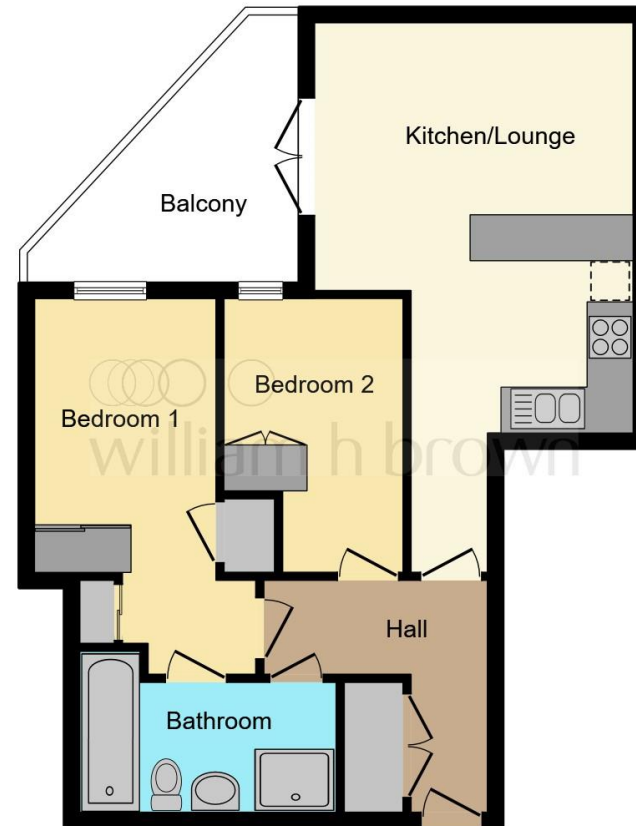
Double glazed window, built in wardrobes, electric storage panel heater.

Bathroom

Fitted with a four piece white suite comprising panel bath with shower attachment, large enclosed shower with dual shower attachment and glass door, low level WC, vanity wash basin, tiling, heated towel rail, heated mirror and extractor fan.

Outside

Private balcony overlooking Fellows Plain along with secure undercroft allocated parking close to the elevator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Pavilion St. Stephens Road, Norwich

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1993.26

Ground Rent: 350.00

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 in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106900 - 0003

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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