







261 The Pavilion St. Stephens Road I I Norwich I NR1 7GN

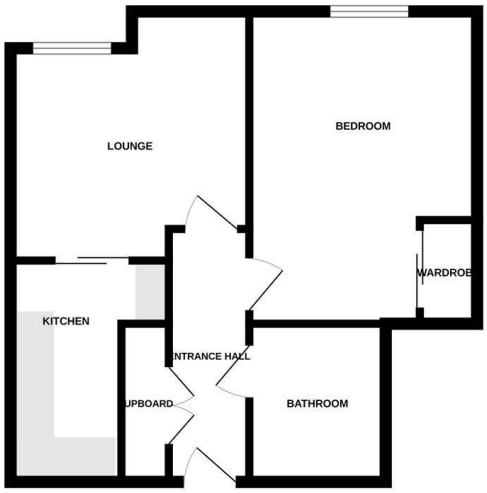
Guide Price £140,000

GUIDE PRICE £140,000 - £160,000 EXCELLENT APARTMNET WITH A MODERN KITCHEN, NO ONWARD CHAIN AND SECURE PARKING** Gilson Bailey are delighted to offer this beautifully presented one-bedroom fourth-floor apartment, perfectly positioned within the prestigious former Norfolk and Norwich Hospital development just a short walk from Norwich City Centre. Combining character, style and convenience, this impressive home features a bright and spacious open-plan living area with a sleek newly fitted modern kitchen, a generous double bedroom, contemporary bathroom and hardwood flooring throughout. The property further benefits from double glazing, electric heating, secure intercom entry, well-maintained communal grounds and the rare advantage of a secure underground parking space. Offering stylish city living in a highly sought-after location, this superb apartment would make an ideal first-time purchase, lock-up-and-leave home or lucrative buy-to-let investment.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Secure intercom entry with stairs and lift to fourth floor and front door to:

Entrance Hall
Doors to all rooms.

Kitchen/Living Area 21'7" x 11'5" x 11'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher.

Bedroom 15'4" x 11'0"
Double glazed window, electric radiator, built in wardrobe.

Bathroom 7'1" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside
Well maintained communal gardens and one underground, secure parking space.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold – Term 125 years from 1 January 2008. Please note ground rent is £300 per annum and service/maintenance charges are £189 per month. For further information, please contact the office.

Utilities
Ultrafast full fibre broadband available.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

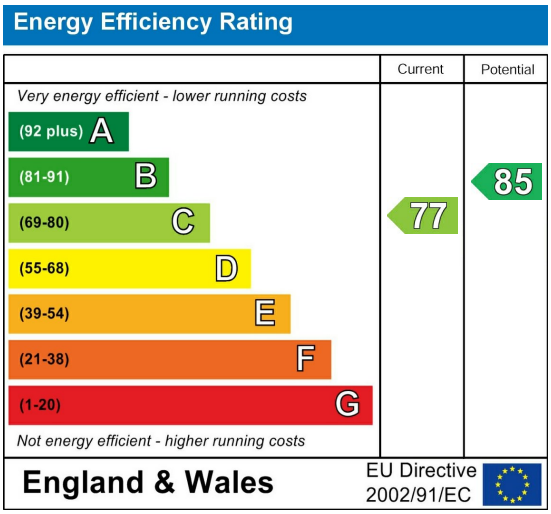












Local Authority

Norwich City Council, Tax Band A

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.