



The Pavilion St. Stephens Road, Norwich NR1 3SJ

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 home forming part of the original Norfolk and Norwich hospital with south facing Juliet balcony!!



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 second floor.

Entrance Hall

Door from communal hallway, intercom entry system, airing cupboard housing pressurised hot water cylinder, electric radiator, doors to bathroom, bedroom and open plan lounge / dining room / kitchen;

Lounge / Dining / Kitchen

19' 4" narrowing to 11' 6" x 15' plus recess (5.89m narrowing to 3.51m x 4.57m)
Lounge / Dining Area

Double glazed french doors to rear aspect leading to Juliet balcony, air conditioning unit, electric radiator, open plan to kitchen;

Kitchen Area

Fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, integrated fridge / freezer, integrated washing machine, ceramic hob, electric oven, extractor fan, vinyl flooring.

Bedroom

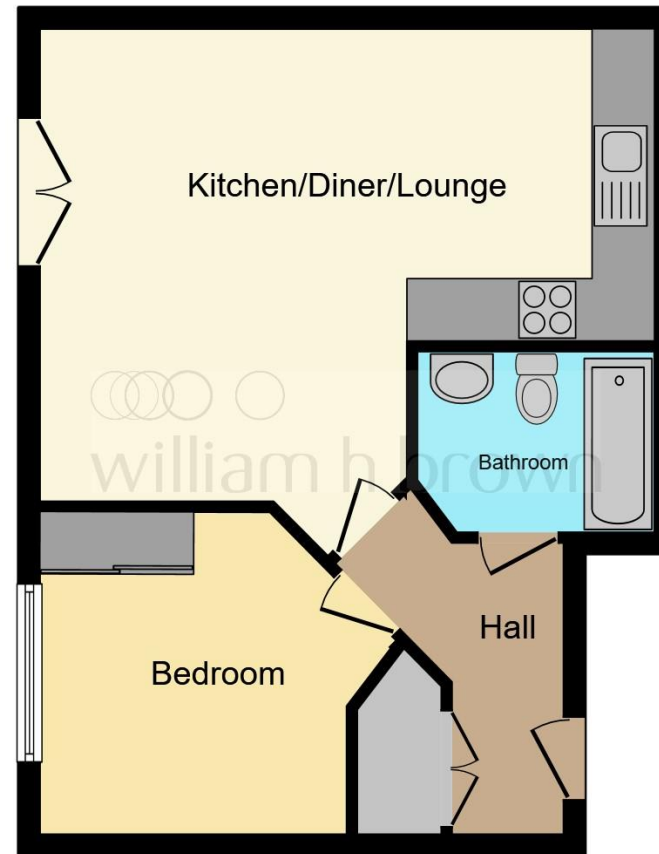
10' 4" plus recess x 10' 2" narrowing to 8' 4" (3.15m plus recess x 3.10m narrowing to 2.54m)
Double glazed window to rear aspect, built in wardrobe, electric radiator.

Bathroom

Modern suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, wash hand basin, fully tiled walls, vinyl flooring, heated towel rail.

External

The property offers communal grounds to which enjoy the outdoors whilst the property benefits from a secure undercroft parking space and bike store.



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

- GUIDE PRICE £130,000 - £135,000
- SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE / DINING / KITCHEN
- UNDERCROFT SECURE PARKING
- DOUBLE GLAZING AND ELECTRIC HEATING

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2021.00

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.

guide price

£130,000



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:
UNR106827 - 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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