



147 The Pavilion St. Stephens Road

, Norwich, NR1 3SJ

£950 Per Month

Arlington Park is pleased to present this modern one-bedroom, second-floor apartment to let, located in the prestigious Pavilion development - a landmark conversion of the historic former Norfolk and Norwich Hospital. Offering secure underground parking and contemporary open-plan living, this property is perfectly positioned for those seeking a stylish city-centre lifestyle. With excellent transport links and a wealth of amenities right on the doorstep, it provides a fantastic opportunity for comfortable urban living.

- One double bedroom with a built-in mirrored wardrobe
- Open-plan living and kitchen area
- Modern kitchen with integrated appliances
- Contemporary bathroom with an overhead shower
- Secure gated undercroft parking
- Electric heating throughout
- Ground floor position with a Juliette balcony
- Prime city-centre location in a historic development



DETAILED DESCRIPTION

Accessed via a grand historic entrance with gated grounds and benefiting from a secure entry system and lift access, this well-presented second-floor apartment offers an excellent standard of modern accommodation. Upon entering, the central hallway connects the main living spaces and provides access to a large storage cupboard and a separate airing cupboard, as shown on the floorplan, ensuring ample room to keep the home clutter-free.

The heart of the home is the bright and spacious open-plan living area, finished with wood-effect flooring and warmed by wall-mounted electric heaters. This versatile space benefits from natural light streaming through French doors that open to a Juliette balcony. The adjoining kitchen area features practical flooring and is fitted with modern wood-effect cabinetry, contrasting dark worktops, and a sleek stainless steel splashback. It comes equipped with an integrated electric oven, hob, fridge freezer, washing machine and extractor hood, offering a seamless kitchen environment.

The well-proportioned double bedroom features a built-in wardrobe with sliding mirrored doors, maximising storage without compromising on space, and is finished with a continuation of the wood-effect flooring. The bathroom is partially tiled and includes a contemporary white suite comprising a wall-hung WC, wash basin, large fitted mirror, and a bath with an overhead shower and glass shower screen.

LOCAL AREA AND FACILITIES

The Pavilion enjoys a prime location on St. Stephens Road, placing residents just a short walk from the very heart of Norwich. The surrounding area offers a vibrant mix of shops, supermarkets, and cafes, with a Sainsbury's supermarket and local pharmacy reachable within minutes. For extensive retail and leisure options, Chantry Place, Norwich Market, and the Theatre Royal are all conveniently close by.

For those who enjoy the outdoors, Chapelfield Gardens is just a short stroll away, offering open lawns, walking paths, and a welcome green retreat close to the city-centre. The property is exceptionally well-connected for transport, with regular bus services operating nearby and Norwich bus station within easy walking distance. Norwich mainline railway station is approximately one kilometre away, providing direct and convenient rail links across the region and beyond. Local schooling options are also well catered for, with Bignold Primary School and The Free School Norwich located in close proximity.

EPC Rating: B

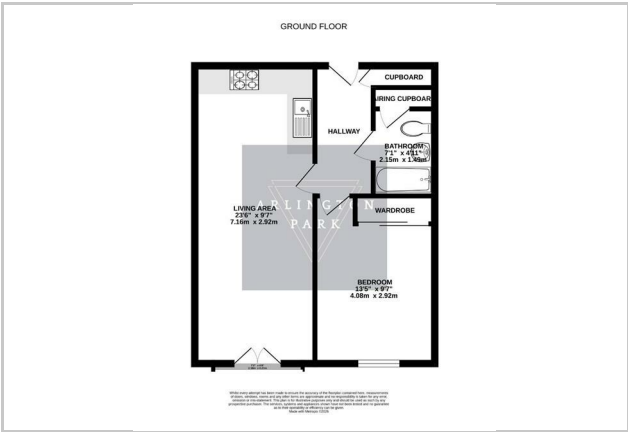
Council Tax Band: A

Local Authority: Norwich City Council

Broadband Availability: Superfast and Ultrafast Gigabit broadband services are available in the area, offering typical speeds up to 350 Mbps.

Heating: Electric wall heaters

Parking: Secure gated undercroft parking included



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	86
EU Directive 2002/91/EC		