



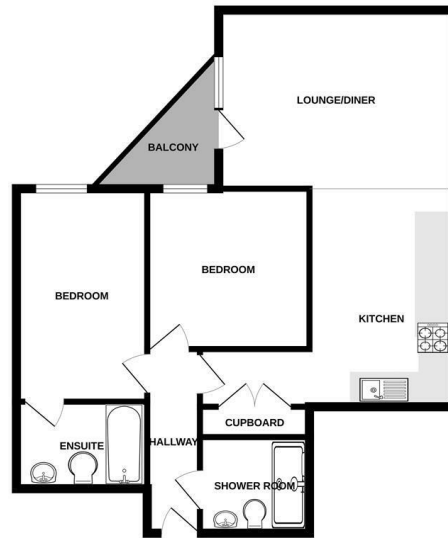
225 The Pavilion St. Stephens Road | | Norwich | NR1

7GN

Offers In Excess Of £210,000

****SPACIOUS APARTMENT WITH SECURE PARKING AND A BALCONY**** Gilson Bailey are delighted to offer with no onward chain, this well-presented two-bedroom third floor apartment, superbly situated within the beautifully converted former Norfolk and Norwich University Hospital on the edge of Norwich City Centre. Combining character, style and convenience, this impressive apartment offers spacious accommodation comprising an entrance hall, contemporary open-plan lounge/kitchen/diner with access to a balcony, two well-proportioned bedrooms and a modern shower room, with the principal bedroom further benefitting from an en-suite. Outside, residents enjoy access to beautifully maintained communal grounds along with the added luxury of a secure underground parking space accessed via electric gates. Further benefits include double glazing, electric heating and excellent condition throughout, making this a truly move-in ready home. Perfectly positioned close to the City Centre, local amenities and transport links, this fantastic property would make an ideal first-time purchase or an excellent buy-to-let investment, and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not intended to be guaranteed, as to their operability or efficiency can be given. Made with Metaphor 12/2011

Location

The Pavilion is located within walking distance to a full selection of amenities including Chapel field shopping centre, Chapel field gardens, Norwich bus station and the City centre with its array of shops, bars, coffee shops and restaurants. There is also good access to the Norfolk and Norwich University Hospital, University of East Anglia, A11, A140 and the A47 southern bypass.

Accommodation Comprises

Secure intercom entry with stairs a lift to third floor. Front door to:

Entrance Hall

Doors to kitchen, two bedrooms and shower room.

Lounge/Kitchen/Diner 25'10" x 15'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine, electric radiator, door to balcony.

Bedroom One 15'8" x 8'4"

Double glazed window, electric radiator, built in wardrobe.

En-Suite 7'1" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Bedroom Two 9'8" x 8'5"

Double glazed window, electric radiator.

Shower Room 7'3" x 4'5"

Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside

Lawned communal grounds, secure underground parking space access via electric gates.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Term 125 years from 1 January 2008 Please note the ground rent is £250 per annum and service/maintenance charges are £2128.36 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
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.



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	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

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.

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