



**St. Stephens Road
Norwich, NR1 3SG**

Guide Price £230,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this modern first-floor apartment located on the sought-after Fellowes Plain development within the former historic Norfolk and Norwich Hospital building. Ideally positioned just a short walk from the vibrant City Centre, this property is ideal for those seeking an urban lifestyle. As you step inside, you are welcomed by an entrance hall, boasting a secure entry system and ample storage. A key feature of this apartment is the delightful open plan reception room/kitchen with steps leading up to a unique octagonal-shaped dining room/study. The master bedroom, complete with an en-suite bathroom, offers a private retreat, while the additional double bedroom and separate shower room provide ample space for guests. Enjoy the fresh air from your private balcony, which overlooks beautifully maintained gardens, creating a serene outdoor space. The apartment includes a secure parking space in the underground car park, with additional onsite visitor parking available for convenience.

Entrance Hall

Entrance door, built-in cupboard with plumbing for washing machine and further storage cupboard.

Open Plan Kitchen / Reception Room 16'10 max x 15'3 max (5.13m max x 4.65m max)

Kitchen Area

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset stainless steel sink unit, built in electric oven with electric hob and extractor hood over, built in dishwasher and built in fridge freezer.



Reception Room

Sash window to front aspect and door leading out to the balcony. Steps up to:

Dining Room / Study 9'0 x 9'0 (2.74m x 2.74m)

A hexagonal-shaped room with sash windows to three aspects.

Bedroom One 10'0 x 12'3 max (3.05m x 3.73m max)

Double glazed window to rear aspect, built-in storage cupboard and door en suite.



En Suite Bathroom

Suite comprising bath with shower over, wash hand basin, WC, extractor fan and heated electric towel rail.

Bedroom 9'4 x 7'11 (2.84m x 2.41m)

Double glazed window to front aspect and electric heater.

Shower Room

Suite comprising tiled shower cubicle, wash hand basin, WC, extractor fan and heated electric towel rail.



Outside

The property is set within communal gardens, offering a private balcony overlooking the grounds and a larger-than-average allocated parking space within the secure underground car park.

Agents Note

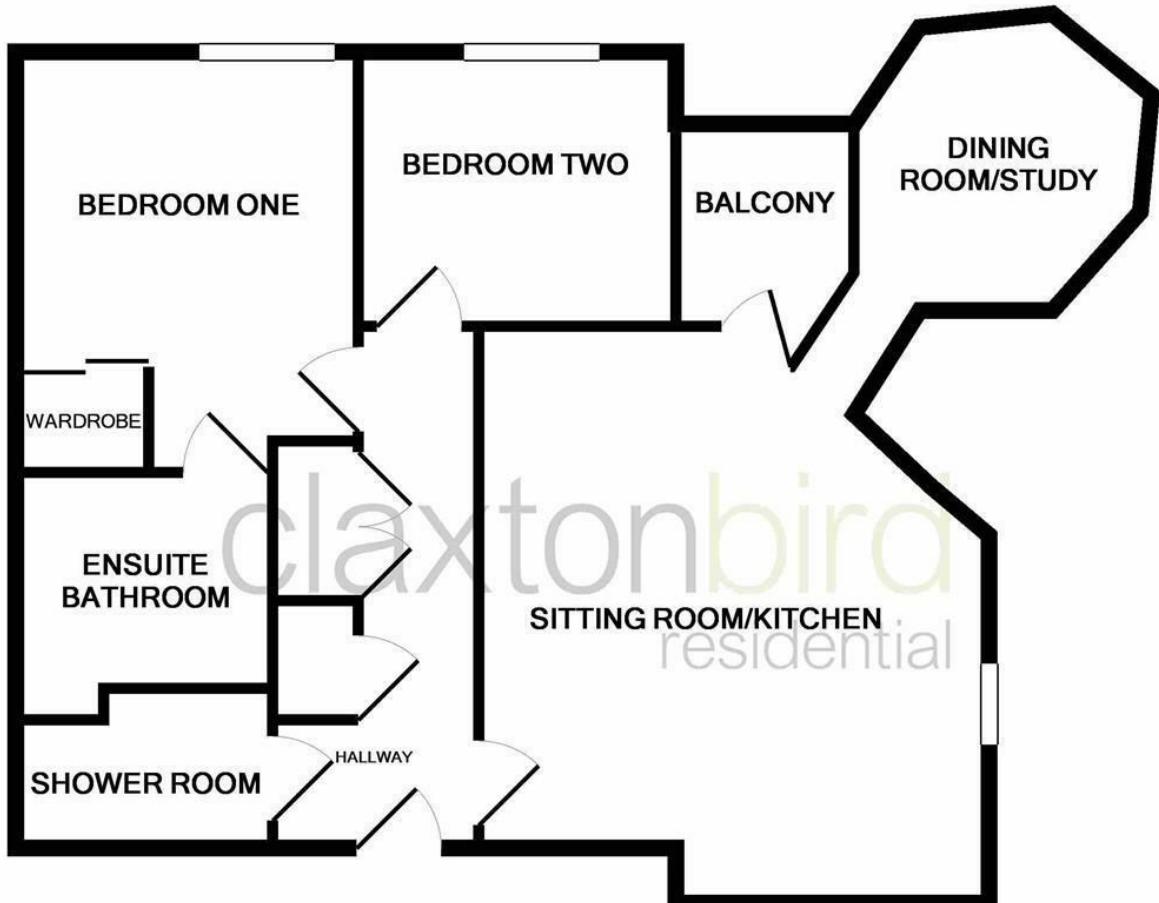
Council Tax Band C

The vendor has advised us of the following information:

Lease Length - 108 years remaining (approximately)

Management Fee - £2312.34 (2024/25)

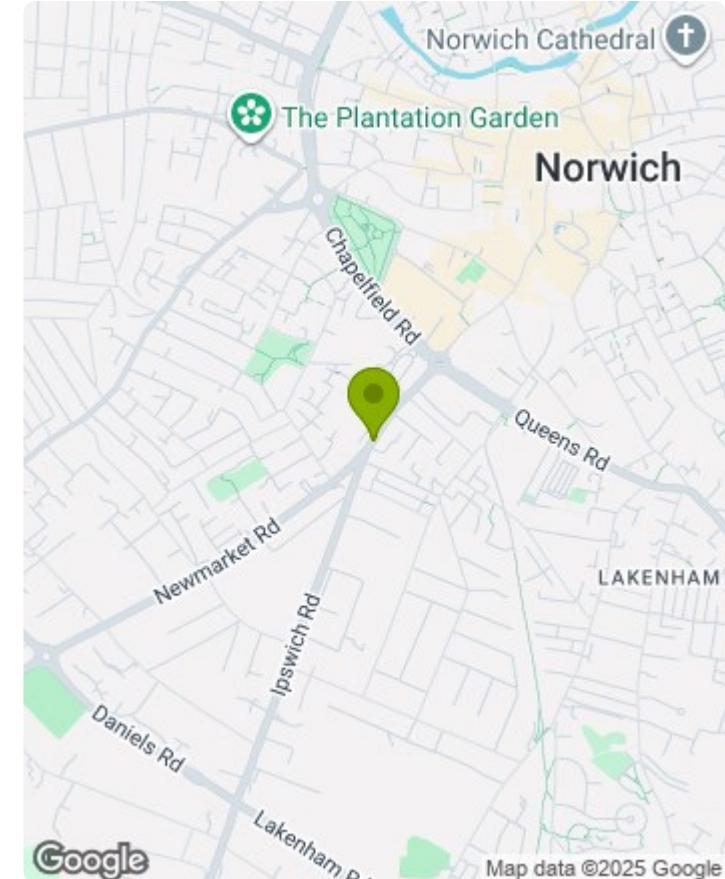
Estate Management Fee - £124.34 (2024/25)



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	85
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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