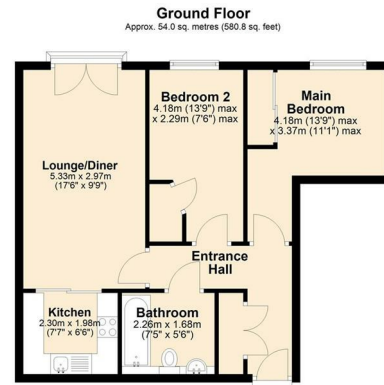




68 The Pavilion | St. Stephens Road | Norwich | NR1 3SG

£1,100 PCM

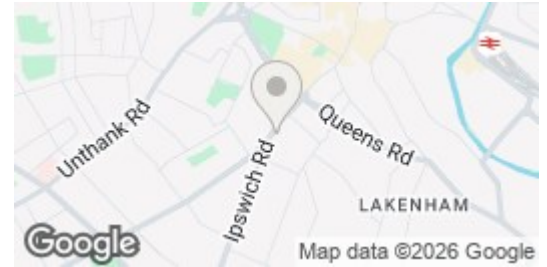
 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 54.0 sq. metres (580.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plans produced using PlanItGo.

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	



Description

Situated within a stunning converted former hospital building just moments from Norwich city centre, this fully furnished two-bedroom ground floor apartment offers a blend of character and modern convenience. The accommodation includes a spacious lounge/diner with a Juliette balcony, a modern kitchen with a built-in oven, hob, fridge freezer and kitchenware, two bedrooms with storage, and a contemporary bathroom with a shower over the bath. The property also features an entrance hall with a storage cupboard housing a washer/dryer, electric heating, double glazing and a secure entry system.

Residents can enjoy extensive communal grounds featuring mature landscaping and a formal pond. If you require a parking space, an allocated underground space is available for an additional £75 per month. Please be advised that water rates are included within the rent. The property is available now.

Key features

- Two-bedroom fully furnished ground floor apartment within The Pavilion
- Spacious 17'10 lounge/diner with Juliette balcony
- Contemporary bathroom with a white suite and shower over the bath
- Secure entry system with optional parking available for an additional £75 per month
- Please be advised that water rates are included within the rent
- Entrance hall with storage cupboard housing a washer/dryer
- Modern kitchen with built-in oven, hob, fridge freezer and kitchenware
- Electric heating with individual room controls and double glazing
- Situated within a stunning converted former hospital building full of character
- Available Now

Council Tax Band & Local Authority: C, Norwich
Deposit Required: £1,269

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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