3 The Pavilion St. Stephens Road | | Norwich | NR1 7GG

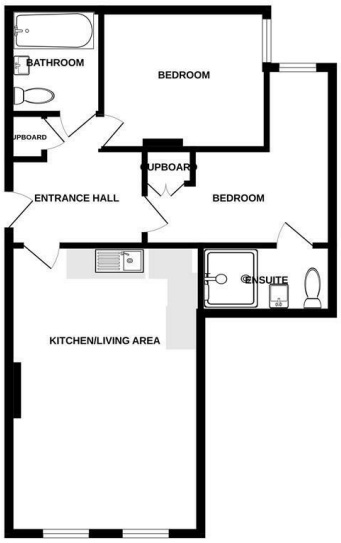
Offers In Excess Of £165,000

** SPACIOUS APARTMENT WITH NO ONWARD CHAIN AND ALLOCATED PARKING ** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, GROUND FLOOR apartment located in the converted former Norfolk and Norwich University Hospital on the edge of the City Centre. Accommodation comprises entrance hall, open plan lounge/kitchen/diner, TWO BEDROOMS and a shower room with bedroom one having an EN-SUITE. Outside there are well kept communal grounds and a SECURE, UNDERGROUND PARKING SPACE accessed via electric gates. The apartment benefits from double glazing, electric heating and is in excellent condition throughout.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Door to

Hallway
Secure telephone entry system & boiler cupboard.

Open Plan Kitchen/Living area 18'10" x 12'4"
Large open plan area with high ceiling and two sash windows with the kitchen offering electric oven and hob, extractor fan, integrated fridge, freezer and washing/drying machine. Vinyl floor.

Bedroom One 15'2" x 13'3"
Double bedroom with ensuite, in-built wardrobe. Carpeted. Door leading to;

Ensuite 8'7" x 4'5"
WC, basin and double shower. Vinyl floor.

Bedroom Two 10'8" x 10'4"
Double bedroom. carpeted.

Bathroom 6'8" x 6'0"
Bath, WC, wash hand basin. Vinyl floor.

Outside
One allocated private parking space in secure underground car park. Access to flat from car park via secure key fob entry. Additional visitor parking using sign-in method and 24hr ticket system.

Local Authority
Norwich City Council - Tax Band B

Tenure
Leasehold
Term: 125 years from 01 January 2008
Service Charge: £3053
Ground Rent: £350

Utilities
Full Fibre available.

Mains Water and Electric.

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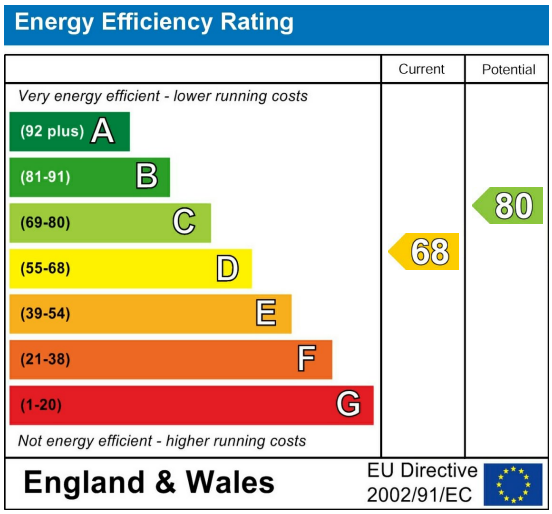

Local Authority

Norwich City Council - Tax Band B

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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