



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

Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £250,000 - £260,000 *** Introducing a stunning ground-floor apartment situated in the highly sought-after Fellowes Plain development, within the former historic Norfolk and Norwich Hospital building. This recently renovated property offers the perfect blend of modern living and unique character, just a short stroll from the vibrant City Centre. Upon entering, you are welcomed by a spacious entrance hall with a secure entry system and ample storage. The key highlight of this apartment is the spacious open-plan sitting room/kitchen, featuring newly fitted cabinetry, and seamlessly connecting to a unique octagonal-shaped study/dining room. The master bedroom serves as a serene retreat, complete with a stylish en-suite bathroom, while an additional double bedroom and a separate shower room provide comfortable accommodations for guests. Step outside to your private balcony, where you can unwind and enjoy views of the beautifully landscaped gardens surrounding the building. The property also offers the added benefit of a secure underground parking space, along with convenient on-site visitor parking.

Entrance Hall

Entrance door, secure telephone entry system, coat cupboard with hanging rail, utility cupboard housing pressurised cylinder and plumbing for washing machine, wood effect floor and electric radiator.

Bedroom 9'8" x 12'3" max (2.97 x 3.74 max)

Double glazed windows to side aspect, mirror-fronted built-in wardrobes, electric radiator and door to en suite.

En Suite Bathroom 7'2" x 5'6" (2.19 x 1.69)

Recently fitted suite comprising panel bath with mixer tap and separate mixer shower, low level WC, wash hand basin set in vanity unit with mixer tap, part panelled walls, wood effect floor, spotlights, extractor and chrome towel rail radiator.

Bedroom 8'0" x 10'9" (2.46 x 3.29)

Double glazed window to side aspect and electric radiator.

Shower Room 4'9" x 7'1" (1.45 x 2.17)

Recently fitted suite comprising double shower cubicle with inset shower, low level WC, wash hand basin set in vanity unit with mixer tap, wood effect floor, spotlights, extractor fan and chrome towel rail radiator.

Sitting Room 14'6" max x 17'7" (irregular shaped) (4.44 max x 5.37 (irregular shaped))

Double glazed window with views over Fellowes Plain, wood-effect floor, electric radiator, double glazed door to balcony and steps down to study. Open to:

Kitchen

Recently fitted kitchen comprising wall and base units with work surface over, undermount stainless steel sink with mixer tap, built-in oven with electric hob and extractor over, built-in dishwasher, integrated fridge freezer, plinth lighting, spotlights, air circulation and wood effect floor.

Study / Dining Room 9'2" x 9'2" (irregular shaped) (2.81 x 2.80 (irregular shaped))

Three feature sash windows overlooking Fellowes Plain, worktop and electric radiator.

Balcony

Laid to decking with railings, outside light and views over Fellowes Plain.

Outside

The property is set within well-maintained communal gardens, with an underground parking space and a secure entry system leading into the main building.

Agents Note

Council Tax Band C

The vendor has informed us of the following information:

Lease Length: 104 years remaining (approximately)

Annual Ground Rent: £250

Current Annual Service Charge: £2160.76 - includes water rates

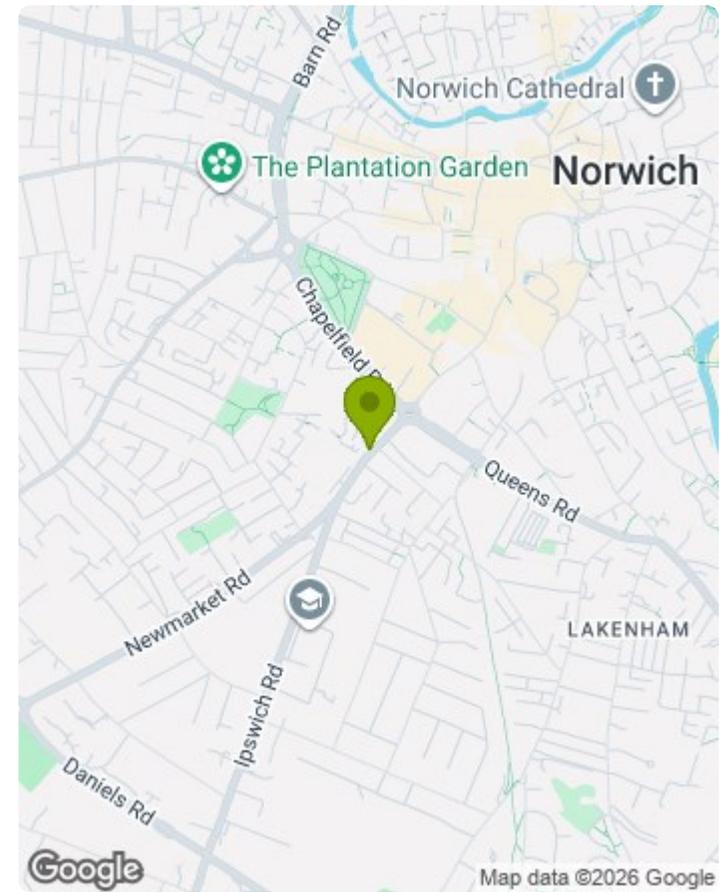
Please note that an application process is required to have pets within the development



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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	

- 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.
- 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.
- 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.
- 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.
- 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 WHATSOEVER IN RELATION TO THIS PROPERTY.**

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