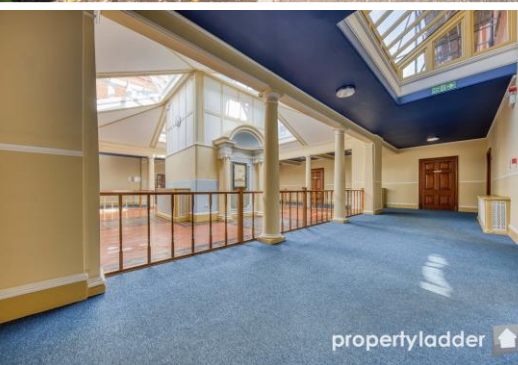


# propertyladder



## The Pavillion, St. Stephens Road, NR1 3SG

A Chain Free, One Bedroom Apartment In The Centre Of Norwich!

**GUIDE PRICE £155,000 - £160,000** Leasehold - TBC



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# CITY STYLE IN HISTORIC SETTING!

Stylish One Bedroom Apartment in Iconic City Centre Development!

Situated within The Pavilion, a landmark conversion of the former Norfolk and Norwich Hospital, this spacious one-bedroom apartment offers modern living in a prime city centre location. The property is offered chain-free, making it an ideal first home or investment opportunity.

The apartment features a welcoming entrance hall, a generous double bedroom, a modern bathroom, and a bright, open-plan kitchen/dining/living area complete with integrated appliances and a Juliet balcony.



“benefits from secure underground allocated parking”



## Overview

- Guide Price £155,000 - £160,000
- City Centre Apartment
- One Double Bedroom With Built In Wardrobes
- Open Plan Living Accommodation
- No Onward Chain
- Juliette Balcony With Pleasant Outlook
- Underground Allocated Parking
- Functional Kitchen With Appliances
- Well Maintained Communal Gardens
- Ideal First Home In City Centre







## Location

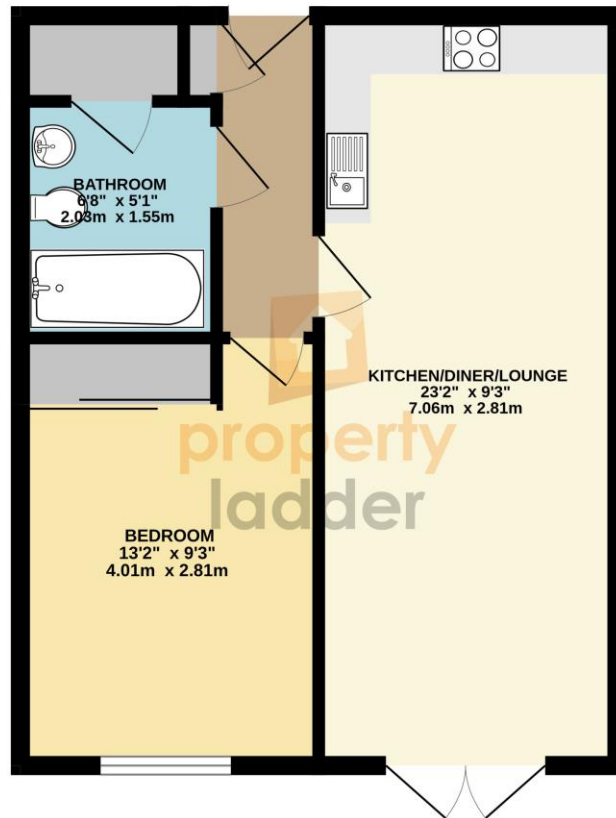
St Stephen's Road is perfectly positioned at the southern edge of Norwich city centre, offering easy access to a wide range of amenities. Within a short walk, you'll find major supermarkets including Sainsbury's, Tesco Express, and Iceland, along with an array of cafés, pubs, and restaurants. Chantry Place shopping centre, Norwich Theatre Royal, and the historic Norwich Castle are all nearby, providing excellent retail and leisure options. The area is well served by public transport, with regular bus services and Norwich train station less than a mile away. Local schools such as Bignold Primary and The Free School Norwich are also within walking distance, making the location ideal for both professionals and families.



## Outside

The development benefits from secure underground allocated parking, well-maintained communal areas, and lift access.

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.  
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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**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: A**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS,  
MAINS ELECTRICITY, ELECTRIC HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**GOLD WINNER**  
ESTATE AGENT  
IN NORWICH  
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

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