propertyladder









St. Stephens Road, Norwich, NR1

A Well Presented, Chain Free Two Bedroom City Centre Apartment

£205,000 LEASEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

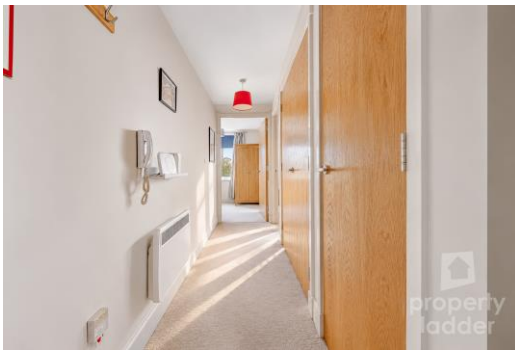
Historic Character, Contemporary Apartment Living

Offered to the market with no onward chain, this well presented and spacious apartment occupies an attractive position within The Pavilion, with pleasant views of the communal gardens and pond from its private balcony.

Situated within The Pavilion, a popular development sympathetically converted from the former Norfolk & Norwich Hospital, the apartment offers well-proportioned accommodation comprising an entrance hall, two well sized bedrooms, with the master benefiting from built in wardrobes and an en-suite shower room, alongside a separate family bathroom. Occupying the entire left hand side of the apartment is an impressive open plan kitchen/living/dining space, providing an excellent area for both everyday living and entertaining, with direct access out onto the private balcony, where pleasant views across the communal gardens and pond can be enjoyed!



"an impressive open plan kitchen/living/dining space, providing an excellent area for both everyday living and entertaining"



- **No Onward Chain**
- **Private Balcony With Pleasant Views Over Communal Gardens & Pond**
- **Secured Underground Allocated Parking Space**
- **En-Suite Bathroom & Separate Family Shower Room**
- **Open Plan Kitchen/Living/Dining Accommodation**
- **Walking Distance To City Centre & Nearby Amenities**



Location

The Pavilion enjoys a particularly convenient position within Norwich, combining the character and history of a landmark building with the convenience of modern city living. Originally established as the Norfolk & Norwich Hospital, the site dates back to the 18th century, with the original hospital opening in 1772, before being sympathetically redeveloped into an attractive residential development. Situated just off St Stephen's Road, the development is within easy walking distance of Norwich city centre, offering an excellent selection of high street retailers, independent shops, cafés, restaurants and bars. Nearby attractions include Chapelfield Gardens, Norwich Market and the historic Norwich Lanes, while Norwich Railway Station and the city's main bus routes provide convenient connections further afield. The location also offers good access to the A11 and A47, making it an excellent choice for those seeking a well connected city home.











Outside

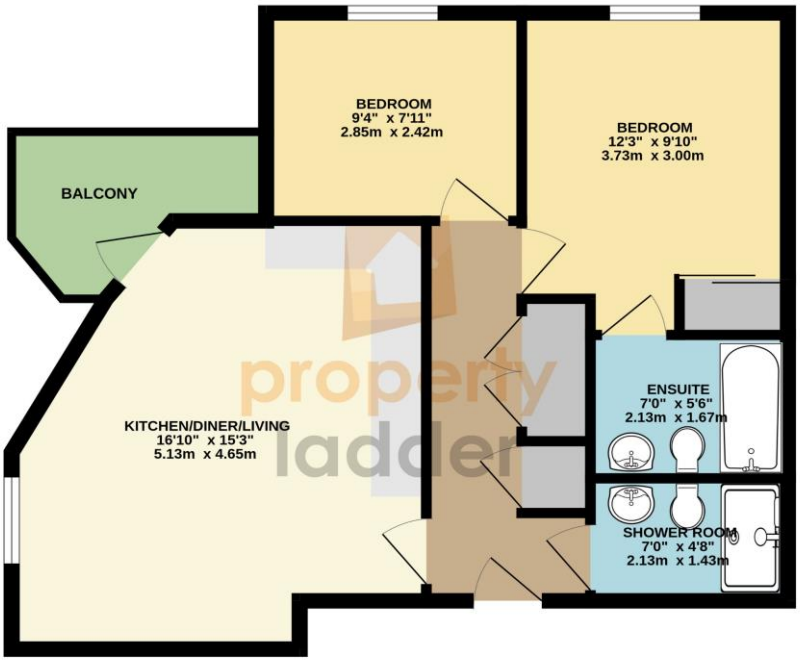
The property itself benefits from secure underground parking, with one allocated space. The development further benefits from secure communal access, lift facilities serving all floors and attractive, well maintained communal grounds, incorporating landscaped gardens and an ornamental pond.

Leasehold

The property also benefits from attractive leasehold arrangements -

Length Of Lease:
125 years from 2007/2008
Lease Years Remaining:
108 years remaining approx

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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 - ORDERED

Council Tax Band: C

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Electric Heating, Mains Electricity



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