

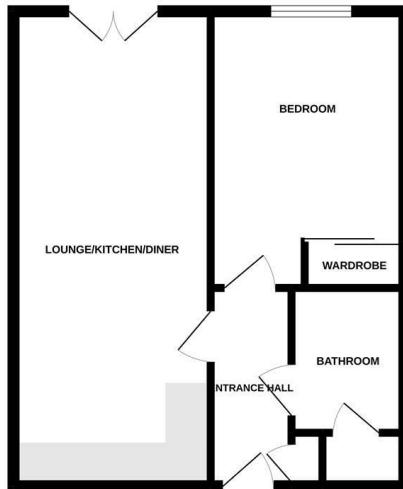


**150 The Pavilion St. Stephens Road | Norwich | NR1
£170,000**

****SOUTH FACING JULIET BALCONY AND SECURE UNDERGROUND PARKING****
Gilson Bailey are delighted to offer this well presented, one bedroom, second 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, bedroom and recently updated bathroom. Outside there are well kept communal grounds and a secure, underground car parking space accessed via electric gates. The apartment benefits from double glazing, electric heating, south facing view allowing a lot of light and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.

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SECOND FLOOR



While every effort 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrix 0202

Location

The Pavilion is located within walking distance to a full selection of amenities including Chapel field shopping centre, Chapel field gardens, Norwich bus station and the City centre with its array of shops, bars, coffee shops and restaurants. There is also good access to the Norfolk and Norwich University Hospital, University of East Anglia, A11, A140 and the A47 southern bypass.

Term 125 years from 1 January 2008 Please note the ground rent is £300 per annum and service/maintenance charges are £1616 per annum. For further information, please contact the office.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to open plan lounge/kitchen/diner, bedroom and bathroom.

Lounge/Kitchen/Diner 23'5" x 9'9"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer, electric heater, doors leading to Juliet balcony.

Bedroom 13'8" x 9'6"

Double glazed window, electric heater, built in wardrobes.

Bathroom 7'1" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, airing cupboard, extractor fan.

Outside

Lawned communal grounds, secure underground parking space access via electric gates.

Leasehold Information

<https://www.gilsonbailey.co.uk>
 01603764444



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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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