







258 The Pavilion St. Stephens Road I I Norwich I NR1 7GN

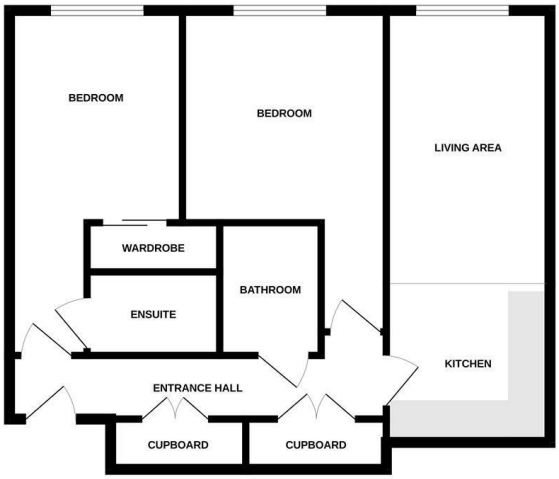
£210,000

SPACIOUS APARTMENT WITH ALLOCATED PARKING AND NO CHAIN Gilson Bailey are delighted to offer this beautifully presented and spacious, two bedroom fourth floor apartment, superbly positioned within the prestigious former Norfolk and Norwich Hospital development, just a short walk from the heart of Norwich City Centre. Offered with the significant advantage of no onward chain, this attractive apartment provides an excellent combination of modern living, generous accommodation and a highly desirable location. Accessed via secure intercom entry, the property comprises a welcoming private entrance hall leading into an impressive open-plan kitchen/living area, creating a fantastic sociable space for cooking, dining, relaxing and entertaining. There are also two well-proportioned bedrooms and a modern family bathroom, with bedroom one enjoying the added benefit of its own en-suite shower room, providing extra comfort and convenience. Outside, the apartment benefits from the considerable advantage of one allocated secure parking space, a particularly valuable feature so close to the City Centre. Further benefits include double glazing and electric heating. Combining spacious open-plan living, two bedrooms, two bath/shower rooms, secure parking and an enviable position within one of Norwich's most distinctive developments, this appealing chain-free apartment would make a fantastic first-time purchase, so be quick to book a viewing.

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FOURTH FLOOR



NR1 3SN

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
Secure intercom entry with stairs and lift to fourth floor. Front door to:

Entrance Hall
Doors to kitchen/living area, two bedrooms and bathroom.

Kitchen/Living Area 25'3" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, space for dishwasher, double glazed window, electric heater.

Bedroom One 19'5" x 9'4"
Double glazed window, electric heater, built in wardrobe.

En-Suite 7'2" x 3'10"
Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 17'3" x 11'0"
Double glazed window.

Bathroom 7'2" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside
One secure allocated parking space.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Leasehold
Term: 125 years from 1 January 2008
Service Charge and Ground Rent: £2490.39 per annum

Utilities
Fibre to the property.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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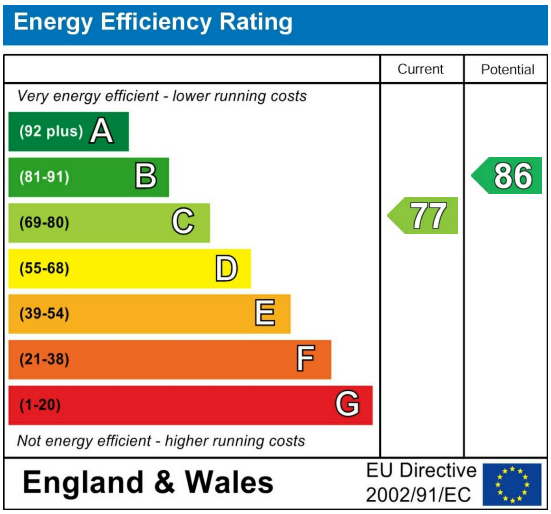












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Leasehold

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.