

# Arnolds | Keys



**229 St. Stephens Road, Norwich, NR1 3SN**

**Guide Price £250,000**

- NO ONWARDS CHAIN
- MAIN BEDROOM WITH ENSUITE
- LIFTS TO EVERY LEVEL
- OPEN PLAN LOUNGE/DINER/KITCHEN
- IMMACULATELY PRESENTED
- SECURE GATED UNDERGROUND PARKING
- WALKING DISTANCE TO CITY
- HISTORIC NORFOLK AND NORWICH HOSPITAL CONVERSION

# 229 St. Stephens Road, Norwich NR1 3SN

An immaculately presented third floor apartment situated within The Pavilion development, part of the grand and sympathetically converted former Norfolk and Norwich Hospital. The apartment offers naturally light, substantial accommodation with an entrance hall, open plan lounge/diner/kitchen, two bedrooms; one with an ensuite and a family bathroom.



Council Tax Band: D



## DESCRIPTION

This wonderfully spacious and beautifully presented third floor apartment forms part of the stunning conversion of the former Norfolk and Norwich hospital. Originally built in the late 1700's and sympathetically converted in the early 2000's, the building offers all the charm you would expect from a period property with the benefits of modern living. The apartment boasts a spacious entrance hall leading round to two double bedrooms; one with a built in wardrobe and ensuite, a dual aspect, open plan lounge/diner/kitchen and a family bathroom. The building offers disabled access with lifts to each level and one allocated parking space within the secure underground carpark. The parking space for this apartment is conveniently placed by the entrance to the lift.

Externally, the attractive and extensive communal gardens are well maintained with lawned areas, mature trees and shrubs'.

## LOCATION

The Pavilion is located on St Stephens Road and can be accessed through an open gated entrance which leads you to the visitor parking area and front main entrance with secure intercom entry. The gated underground parking is accessed via Brunswick Road. The apartment is ideally located within walking distance to the City Centre and local Primary School, with easy access to all local amenities. The property is located just a short walk to the bus stop, with regular buses into and around the City and to the University of East Anglia, Norfolk and Norwich Hospital and approximately 1 mile to the train station

## ENTRANCE HALL

Timber framed door to main entrance, carpeted, electric heater, built in airing cupboard housing the hot water cylinder with shelving units and plumbed washer/dryer.

## BEDROOM TWO

Double glazed window to rear aspect, carpeted, electric heater.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, vinyl flooring, heated towel rail, extractor fan, fitted shelf, spotlights.

## LOUNGE/DINER/KITCHEN

The lounge/diner area is fully carpeted with a double glazed window to rear aspect, TV aerial point and electric heater.

The kitchen area has a double glazed window to front aspect and is fitted with a range of wall and base units with laminate worksurface over, inset stainless steel sink and drainer, integrated fridge/freezer and slimline 'NEFF' dishwasher, fitted electric 'NEFF' oven with electric hob and cooker hood over, vinyl flooring.

## BEDROOM ONE

Double glazed window to front aspect, built in double wardrobe with mirrored sliding doors, carpeted, TV aerial point, electric heater.

## ENSUITE

Fitted with a three piece suite comprising double shower cubicle, WC and wash hand basin, electric shaver charging point, vinyl flooring, extractor fan, heated towel rail and fitted shelf.

## EXTERNAL

The property offers shared communal grounds, with visitor parking to the front (by permit only) and an underground, securely gated carpark. There is one allocated parking space for this property.

## AGENTS NOTES

This property is Leasehold.

There are 108 years remaining on the lease.

Annual ground rent charge is: £350 PA

Annual total service charge is: £2,052.53

Mains drainage and electricity connected.

Electric heating.

Council tax band D



## Viewings

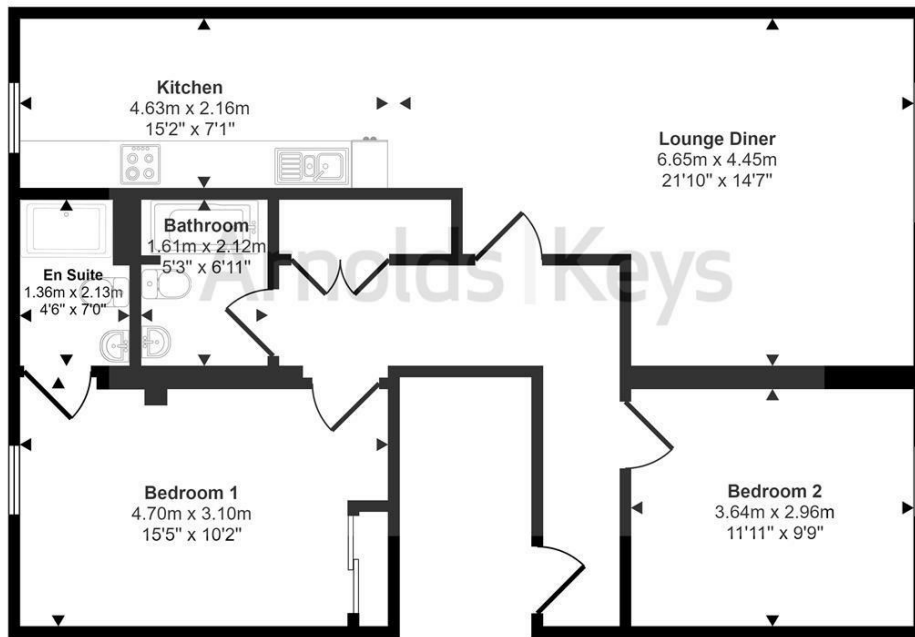
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

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

Approx Gross Internal Area  
81 sq m / 877 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

