

HADLEY TAYLOR

213 THE PAVILION, NORWICH NR1 3SN

EXCELLENTLY PRESENTED AND LARGER THAN AVERAGE THIRD FLOOR APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH COMMUNAL ENTRANCE HALL, ENTRANCE HALL, OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES, 2 DOUBLE BEDROOMS, BATHROOM, EN-SUITE SHOWER ROOM, DOUBLE GLAZING, ELECTRIC HEATING, SECURE UNDERGROUND ALLOCATED PARKING AND NO ONWARD CHAIN ENERGY RATING C



Living Room



Kitchen



Dining Area



Bedroom 1



Bedroom 2



Communal Entrance Hall



GUIDE PRICE £215,000



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Location

The property is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The Norfolk and Norwich University, the University of East Anglia and The Norwich University of the Arts are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The grand communal entrance has a security entrance system with lifts and stairs leading to the third floor. The accommodation comprises of an entrance hall, open plan living room, dining area and kitchen with integrated appliances, two double bedrooms, bathroom and en-suite shower room. The property benefits from electric heating, double glazing and an excellent energy rating.

Outside

The development is surrounded by communal grounds which are maintained under the service agreement. The allocated parking is situated below the apartments and are accessed via a gated secure entrance. The parking for this flat is close by and easily accessed via the stair or lift.

Directions

From the St. Stephens roundabout take St Stephens Road in a southbound direction until you approach the main entrance of the old Norfolk and Norwich Hospital site. The Pavilion is directly ahead.

Tenure and costs

The property benefits from the residue of a 125 year lease which commenced in 2008. The ground rent is £350 per annum and the service charge, which includes water supply and buildings insurance, is £1794 per annum.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business

Monday to Friday: 0900 – 1730
Saturdays: 1000 – 1300.



