



290 The Pavilion St. Stephens Road, Norwich

Norwich

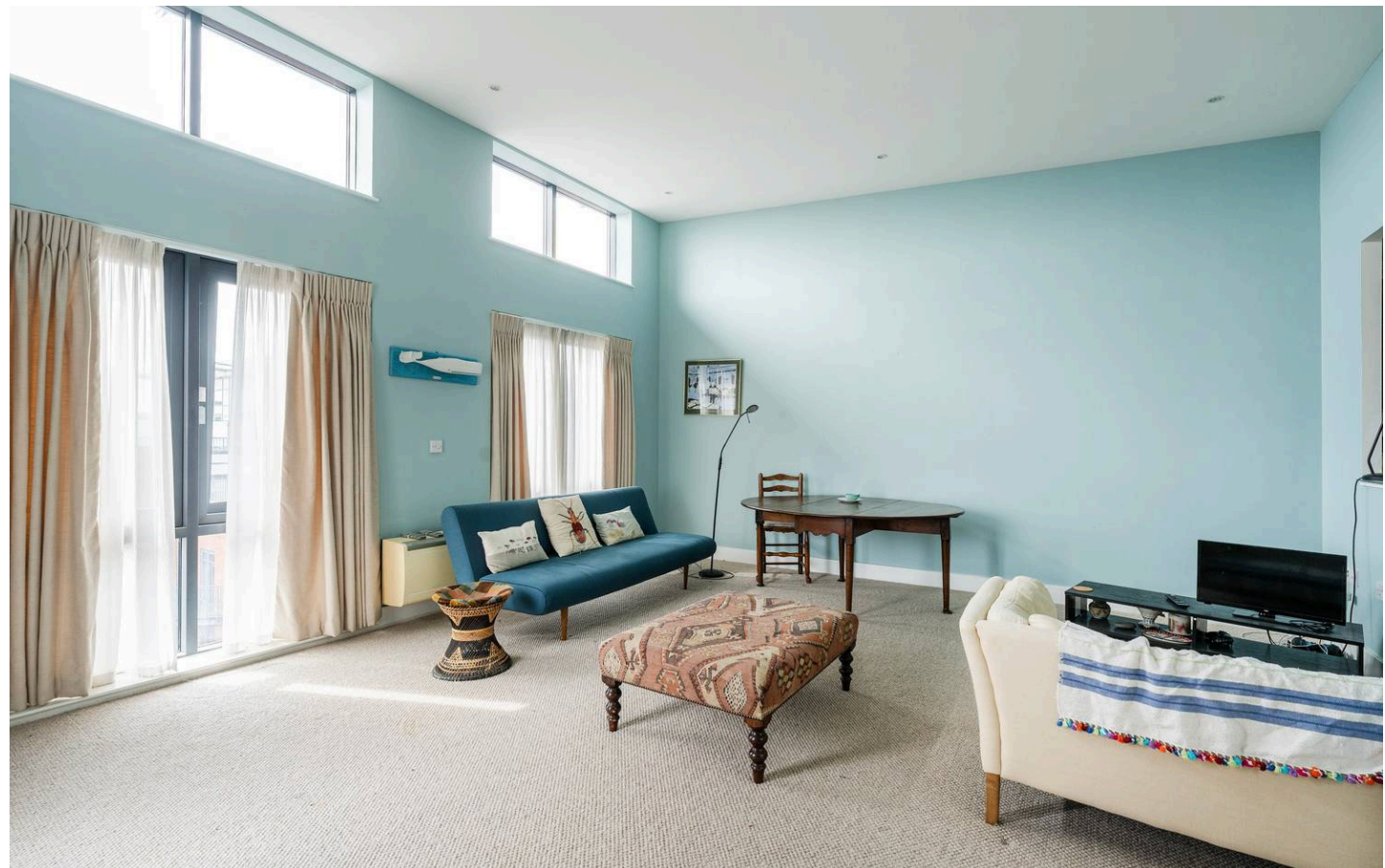


£400,000  
Minors & Brady

## 290 The Pavilion St. Stephens Road

Set within the highly regarded Pavilion development, this outstanding penthouse-style apartment combines striking architectural design with an enviable city-centre lifestyle. Accessed via a secure lift, the home immediately impresses with a dramatic reception hall leading into a vaulted sitting room filled with natural light from expansive south-facing windows. The flowing layout seamlessly connects the living, dining, and appointed semi open-plan kitchen, creating an elegant yet practical space for both entertaining and everyday living. Two spacious double bedrooms offer excellent storage, with the principal suite enjoying a private ensuite and an additional contemporary shower room serving guests. A standout feature is the exceptional 40-foot south-facing roof terrace, providing a sun-drenched private retreat with far-reaching views.

- Exceptional penthouse-style apartment within the highly regarded Pavilion development
- Secure lift access directly from the underground entry level
- Striking vaulted sitting room with impressive ceiling height and natural light
- Expansive south-facing windows offering far-reaching, open views
- Elegant semi open-plan kitchen, ideal for both entertaining and daily living
- Seamlessly connected living and dining spaces with a refined, flowing layout
- Two generously sized double bedrooms with built-in storage
- Principal bedroom featuring a private ensuite bathroom
- Additional modern shower room serving the second bedroom and guests
- Outstanding 40-foot private roof terrace with full southerly aspect and all-day sun





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## 290 The Pavilion St. Stephens Road

### The Location

The Pavilion on St. Stephens Road enjoys a prime location in the heart of Norwich, placing residents within walking distance of the city's vibrant centre and an extensive range of amenities.

From high-street retailers to cafés, restaurants and cultural landmarks such as Norwich Theatre Royal and the Forum, everything is within easy reach. Excellent public transport links, including Norwich bus station and the mainline train station, offer convenient connections across the region and beyond.

Green spaces such as Chapelfield Gardens and the scenic Riverside walk provide a welcome retreat from city life, while the nearby University of East Anglia and Norwich Research Park add further appeal for professionals, academics, and investors alike.



## 290 The Pavilion St. Stephens Road

### The Pavillion, Norwich

Positioned within one of the city's most distinguished modern developments, this exceptional penthouse-style apartment offers a rare combination of architectural character and elevated city living. Set within The Pavilion, a landmark restoration blending heritage with cutting-edge design, the property enjoys a peaceful, elevated aspect away from the bustle while remaining moments from the very heart of the city.

Accessed via lift directly from a secure underground area, the apartment opens into a striking reception hall that immediately sets the tone for the space beyond. The vaulted sitting room creates an impressive sense of volume and light, with large south-facing windows framing far-reaching views and drawing sunlight deep into the home throughout the day.

Flowing naturally from this space is a refined dining area and a thoughtfully designed, semi open-plan kitchen, finished to a high standard and suited equally to entertaining or everyday living.

The accommodation includes two generously sized double bedrooms, both with built-in storage. The principal bedroom benefits from a private ensuite bathroom, while a separate, well-appointed shower room serves guests and the second bedroom.



## 290 The Pavilion St. Stephens Road

Each space has been carefully considered to balance comfort with understated elegance.

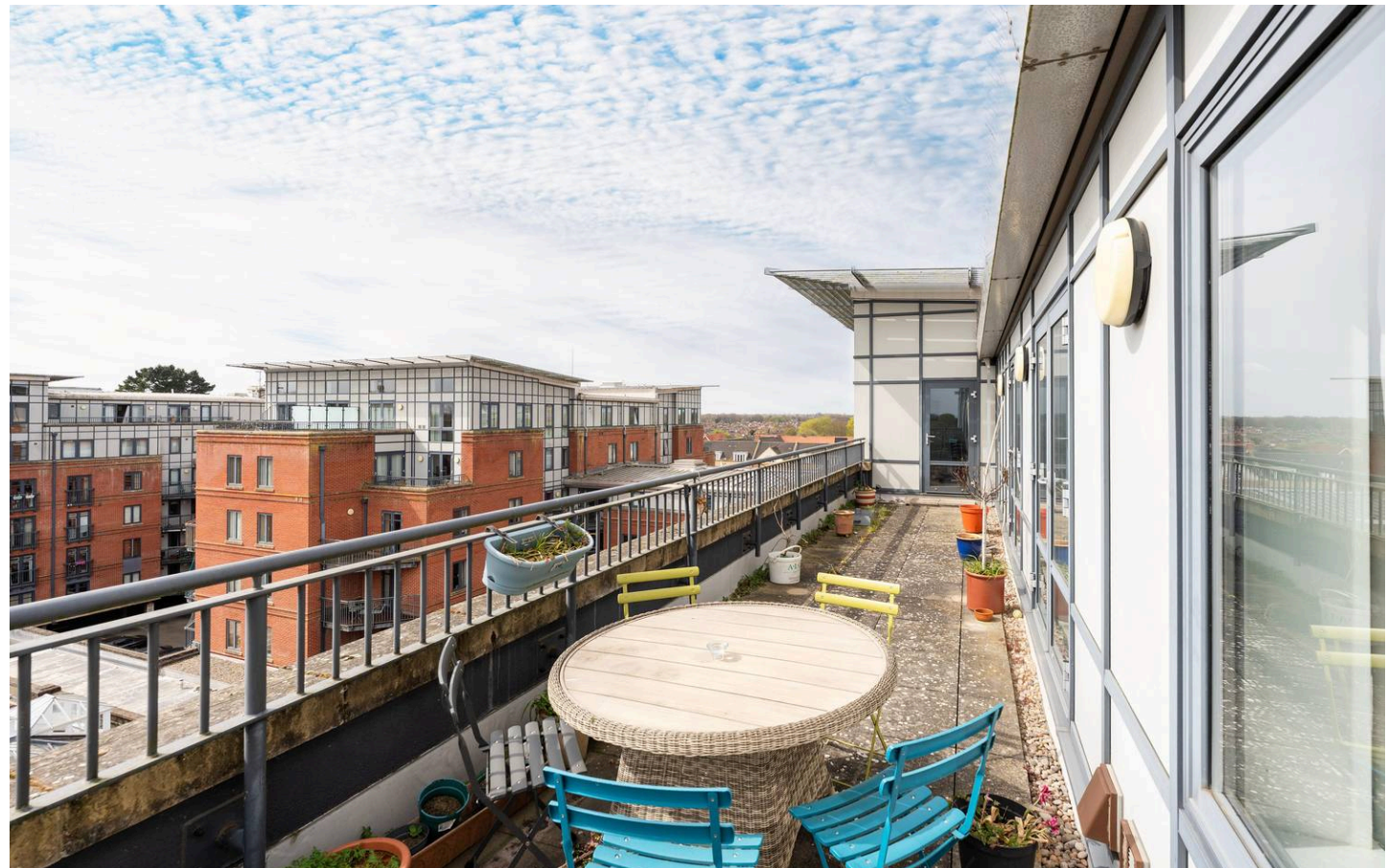
A defining feature of the property is the expansive roof terrace, extending approximately 40 feet and enjoying a full southerly aspect. This private outdoor space offers an exceptional setting for relaxation or entertaining, with open views and sunlight throughout the day, creating a true extension of the living space during warmer months.

The development itself is known for its beautifully maintained communal gardens and refined atmosphere, offering a sense of calm and exclusivity rarely found in such a central location. With excellent access routes nearby and a wealth of dining, leisure, and cultural amenities within easy reach, this apartment represents a unique opportunity to enjoy sophisticated city living in an outstanding setting.

### Agents Note

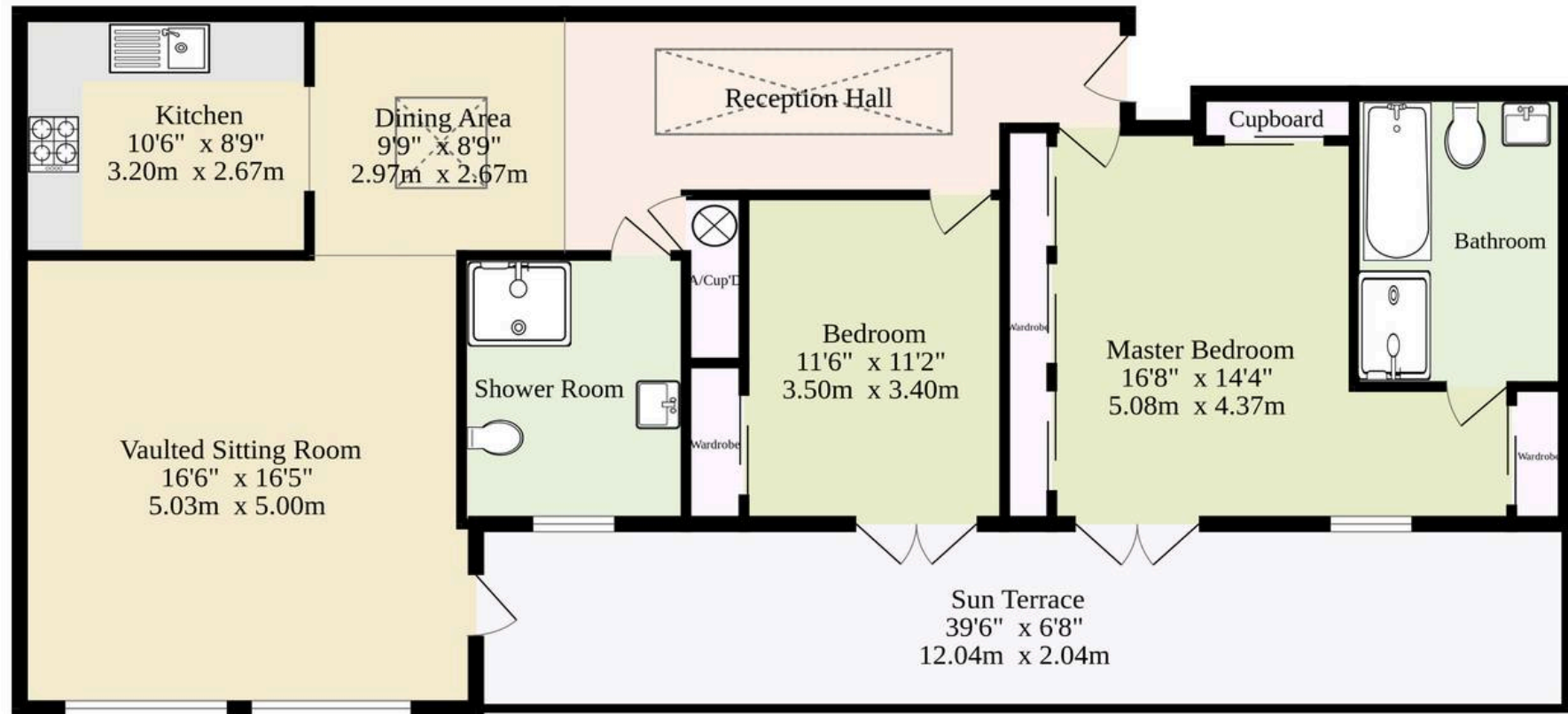
This property will be sold leasehold.

For leasehold properties, all prospective purchasers must satisfy themselves with regard to any parking arrangements associated with the property. This includes, but is not limited to, the existence, allocation, availability, terms of use and any restrictions relating to parking.



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1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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