



137 The Pavilion St. Stephens Road, Norwich

Norwich



Minors & Brady

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Norwich

A top floor apartment combining character, space, and a prime corner position within the sought-after Pavilion development. This well-presented home offers a bright and airy feel throughout, enhanced by sash windows and elevated views across Norwich. The open-plan living space creates a sociable and versatile layout, ideal for both everyday living and entertaining. Two generous double bedrooms provide comfortable accommodation, complemented by an impressively large and well-appointed bathroom. The property also benefits from excellent storage and a dedicated study area, perfect for home working. Positioned within easy reach of the city centre, this apartment presents a superb opportunity for those seeking style, convenience, and character.

- Top floor apartment within the sought-after Pavilion development
- Quiet corner position offering enhanced privacy
- Characterful building with original sash windows throughout
- Spacious open-plan living and kitchen area
- Modern fitted kitchen with granite worktops and integrated Neff appliances
- Two well-proportioned double bedrooms
- Large, contemporary bathroom with bath and separate shower
- Generous entrance hall with extensive built-in storage cupboards
- Dedicated study area ideal for home working
- Walking distance to Norwich city centre and Chapelfield shopping area



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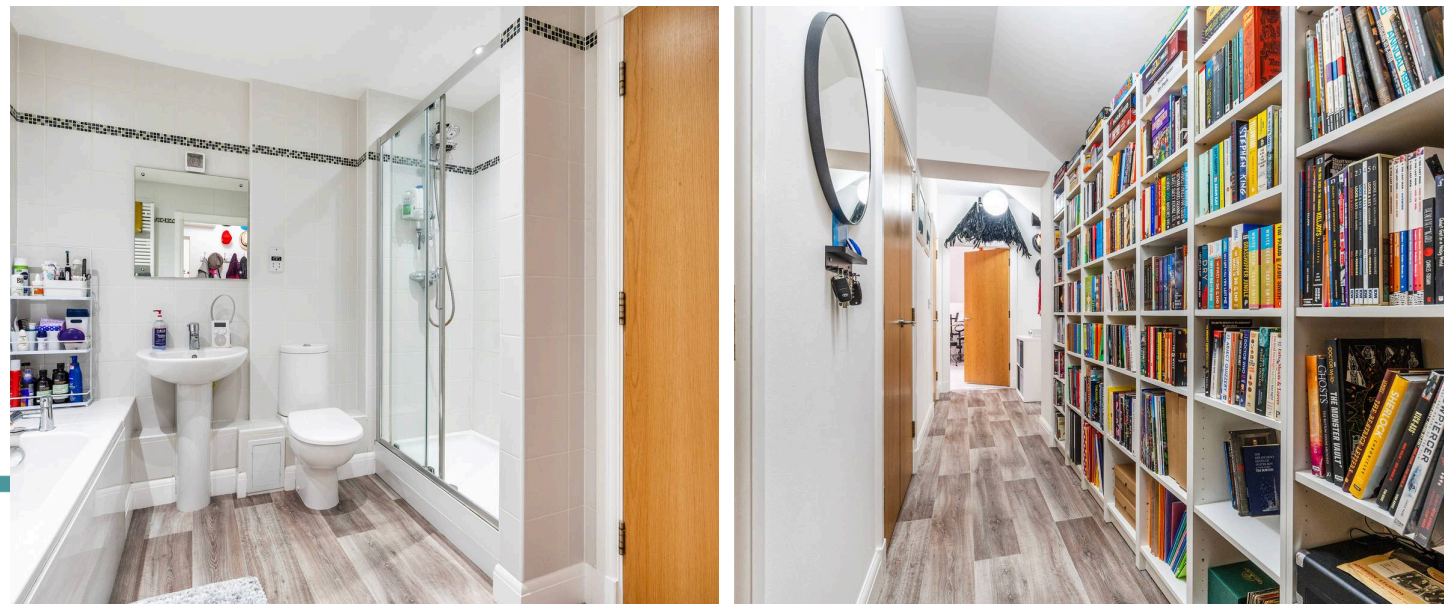
The Location

The Pavillion enjoys a prime and highly convenient location within Norwich, placing residents just a short walk from the heart of the city centre. With everything reachable in minutes, it's perfectly positioned for those who want immediate access to Norwich's vibrant mix of shops, cafés, restaurants, and cultural attractions, including Chantry Place for a wide range of retail and dining options.

Everyday essentials are equally close by, with a Sainsbury's supermarket and local pharmacy within easy walking distance, making daily routines simple and accessible. The area is also well served by regular bus routes nearby, providing excellent links across the city, while Norwich bus station and the mainline train station are both easily reached for wider travel.

For leisure, there are a number of popular pubs and social spots within close proximity, including The Eagle, which is particularly enjoyed during the warmer months for its outdoor seating. Green spaces are also within reach, offering a welcome balance to city living.

The location also benefits from straightforward access out of the city, making it practical for commuters or those looking to explore the wider Norfolk area. Living in Norwich offers a unique blend of historic charm and modern convenience, with a thriving cultural scene, independent businesses, and a strong sense of community.



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The Pavillion, Norwich

Situated within the sought-after Pavilion development, this impressive top floor apartment occupies a quiet corner position within the building, offering both privacy and elevated views across Norwich. Forming part of the original administration building, the property enjoys a blend of character features and modern finishes, all within easy walking distance of the city centre and Chapelfield shopping area.

The apartment is accessed via a secure entry system, leading into a spacious entrance hall that immediately sets the tone for the well-proportioned accommodation within. A standout feature of the hallway is the abundance of storage, including large cupboards that provide excellent practicality and help maintain a clean, uncluttered living space.

There is also a defined study area, ideal for home working or additional storage uses.

The main living space is arranged in an open-plan layout, combining the sitting and kitchen areas to create a bright and sociable environment. Sash windows allow for plenty of natural light while framing attractive views, enhancing the sense of space.



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The kitchen is fitted with a modern range of units and finished with granite worktops, complemented by integrated Neff appliances including an oven, hob, extractor, dishwasher, washer/dryer, and fridge freezer. This layout is ideal for both everyday living and entertaining.

The property offers two well-proportioned double bedrooms, both enjoying pleasant aspects and one benefitting from built-in wardrobe storage. The bathroom is particularly generous in size and fitted with a modern suite, comprising a bath, separate double shower cubicle, wash hand basin and WC, finished with contemporary tiling and fittings to create a stylish and functional space.

With its top floor position, quiet corner setting, and combination of period charm and modern specification, this apartment presents an excellent opportunity for those seeking a spacious and well-located home close to the heart of Norwich.

Agents Note

This apartment will be sold leasehold. The lease is 125 years from 2008.

Ground rent: £3,218 paid annually.

Service charge: £250 paid annually.



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Second Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Meet *Nagilla*
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