



261 The Pavilion St. Stephens Road, Norwich

Minors & Brady



261 The Pavilion St. Stephens Road

Norwich

Stylish city living in one of Norwich's most iconic residential developments. Situated on the fourth floor of the prestigious former Norfolk and Norwich Hospital conversion, this beautifully presented apartment offers modern comfort in a highly desirable central location. The property features a bright and spacious open-plan living space, enhanced by a recently fitted contemporary kitchen designed for modern lifestyles. A generous double bedroom provides comfortable accommodation, complemented by a well-appointed bathroom and useful built-in storage. Residents benefit from secure entry, lift access and well-maintained communal surroundings, creating a convenient and low-maintenance home. Offered with no onward chain, this property represents an excellent opportunity for first-time buyers, professionals and investors alike.

- Landmark former Norfolk & Norwich Hospital development
- Beautifully presented fourth-floor apartment
- Recently installed contemporary kitchen
- Bright and sociable open-plan living space
- Generous double bedroom with fitted wardrobe
- Hardwood flooring throughout much of the property
- Secure intercom-controlled entrance
- Lift access to all floors
- No onward chain for a smoother purchase
- Within easy walking distance of Norwich city centre and its amenities



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The Location

Located just south of Norwich city centre, The Pavilion on St. Stephens Road offers an exceptionally convenient setting within easy walking distance of a wide range of amenities. Norwich is a vibrant and historic cathedral city renowned for its rich heritage, independent character and excellent quality of life.

Residents benefit from an extensive selection of shops, restaurants, cafés and leisure facilities, alongside well-regarded schools, healthcare services and cultural attractions. Nearby highlights include Chantry Place shopping centre, Chapelfield Gardens, Norwich Theatre Royal, The Forum and Norwich Market, one of the largest and oldest open-air markets in the country.

The city centre provides an excellent mix of national retailers, independent boutiques, entertainment venues and dining options, while Norwich's thriving arts and cultural scene includes museums, galleries, cinemas and regular community events throughout the year. The picturesque Riverside area and historic Norwich Lanes are also within easy reach, offering a variety of bars, cafés and restaurants in distinctive surroundings.

For those commuting or travelling further afield, Norwich railway station is easily accessible and provides direct services to London Liverpool Street, Cambridge and other major destinations. Strong road connections via the A11 and A47 offer convenient access to neighbouring towns, the wider region and the national motorway network.



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The Pavillion, Norwich

Offered with **no onward chain**, this impressive one-bedroom apartment occupies a desirable fourth-floor position within the landmark former Norfolk and Norwich Hospital development, a distinctive and highly regarded residential conversion close to the heart of Norwich.

Combining character features with modern finishes, the property presents an excellent opportunity for first-time buyers, professionals seeking a convenient city base, or investors looking for a well-located addition to their portfolio.

The apartment is accessed via a secure communal entrance with both lift and stair access to all floors. Internally, the accommodation is bright, well-proportioned and thoughtfully arranged, with a welcoming entrance hall providing access to all rooms.

At the heart of the home is a spacious open-plan kitchen and living area, creating a sociable and versatile environment ideal for both everyday living and entertaining. Recently enhanced with a stylish modern kitchen, the space is fitted with a range of contemporary wall and base units, integrated cooking facilities and ample worktop space, while still providing plenty of room for seating and dining arrangements.



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The generous double bedroom offers comfortable accommodation and benefits from a built-in wardrobe, providing valuable storage space. A well-appointed bathroom completes the accommodation, featuring a bath with shower over, wash basin, WC and heated towel rail.

Further benefits include hardwood flooring, double glazing, electric heating, secure intercom entry and access to attractive communal grounds, all contributing to the property's ease of maintenance and appeal.

Agent's Note

This property will be sold leasehold with approximately 107 years remaining on the lease.

Ground Rent: £300 per annum

Service Charge/Maintenance Fee: £189 per month

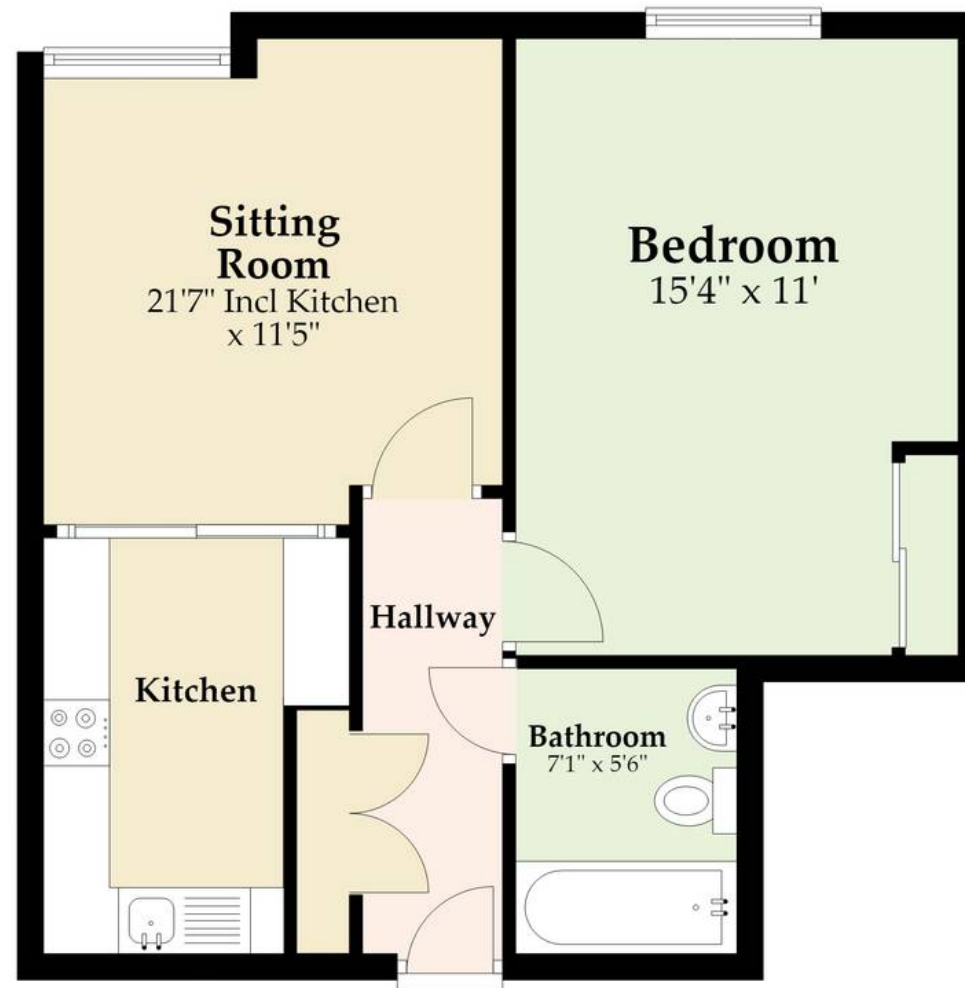
The property is connected to mains water, electricity and drainage. Buyers are advised to make their own enquiries regarding all leasehold information.



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Apartment

Approx. 474.9 sq. feet



Total area: approx. 474.9 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.

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