



289 THE PAVILION

St. Stephens Road, Norwich, NR1 3SN

Guide Price £525,000

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A stunning south facing penthouse apartment with panoramic views across Norwich City Centre from the 40ft balcony and windows. The current owners have undertaken a full renovation programme from 2019, and the property is now offered to market in pristine condition.

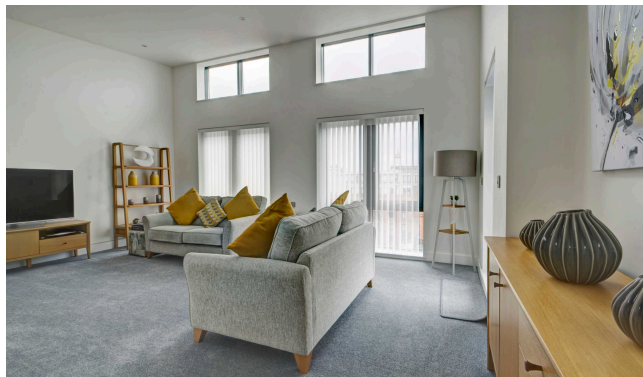
DESCRIPTION

289 The Pavilion is a most attractive two bedroom south facing penthouse apartment offering unrivalled views across Norwich City Centre. The property has undergone a full renovation programme since 2019 and is offered to the market in excellent condition with brand new secondary heating and cooling systems, as well as under floor heating throughout. You enter the Pavilion via the main door into a large reception hall. the lift takes you to the fifth floor where there is access to only two apartments. you enter number 289 via the front door into a large entrance hall. The property is immediately flooded with light via an impressive skylight. Access is offered to the main principal rooms in an open plan arrangement in line with modern day living. Bedrooms one and two are located off of the main entrance hall with bedroom one featuring two fitted wardrobes, and access through to the four piece en-suite. Bedroom two boasts a large fitted wardrobe which was introduced by the current owners, and both bedrooms benefit from access onto the balcony via stunning French doors. The main dining room has a large skylight above offering more light into the home with open plan access to the kitchen and main lounge. The Symphony kitchen boasts a range of stunning wall and base units with Neff integral appliances. Moving through to the lounge area a large elevated sloping ceiling makes this room feel incredibly spacious and large windows offer more special views over Norwich and beyond. Further access is available to the 40ft 'Duradek' decking balcony making this a great spot all year round. There are a range of well maintained gardens and grounds which are communal for residents as well as a large parking space underground with a secure entrance system.

Tenure: Leasehold: 125 years from 2008
Council Tax Band: D - Norwich City

LOCATION

Superbly situated, being directly in the centre of the city. The property is located within walking distance of all amenities in this vibrant city which includes excellent shopping facilities, restaurants, cafes and public houses, theatres and cinemas and health & leisure centres. The penthouse is also in the catchment area for Town Close School, Norwich High School for Girls, Jane



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Austen Academy and Norwich School.
Norwich is situated approximately 110 miles north east of London via the recently widened/improved A11 and is approximately 60 miles from Cambridge. The A47 provides a link to Great Yarmouth in the East and Kings Lynn (and Peterborough beyond) to the west.

DIRECTIONS

From Newmarket Road follow until you reach the traffic lights where you come onto St Stephens Road. Take the left turn into The Pavilion. Park in a visitors space and using the keypad entry system select 289 followed by the alarm bell symbol to call the owners. number 289 is on the fifth floor.

ACCOMMODATION

ENTRANCE HALL Carpet flooring, ceiling spotlights, Heatmiser heating system controls, telecom system, large open skylight offering plenty of light, open plan access to dining room and doors to family bathroom, bedrooms one and two, and the airing cupboard with water tank, water softener and the ventilation system.

DINING ROOM Continued carpet flooring, skylight, further underfloor heating controls for the kitchen and dining room, ceiling spotlights, open plan access to the lounge and kitchen.

LOUNGE Dual aspect room with UPVC double glazed windows to front and side aspects offering plenty of light with a unique sloping ceiling, 'Allusion' blinds throughout with access out to the balcony. Carpet flooring, ceiling spotlights, a range of powerpoints including television, satellite and tv, Xpelair digitemp secondary heating and air conditioning system.

KITCHEN Tiled underfloor heating, Symphony John Lewis kitchen. Range of fitted wall and base units with quartz worktops and integrated appliances including frost free fridge-freezer, Neff dishwasher, ceramic sink and integrated draining units incorporated into the quartz, washing machine, touch control Neff induction hob with touch control extractor, Neff slide and hide combination double oven with microwave, pull out larder, and a range of powerpoints.

BEDROOM ONE Carpet flooring, ceiling spotlights UPVC doors out to the balcony with 'Allusion' blinds. UPVC double glazed window to side aspect, range of powerpoints and tv point, two fitted wardrobes, Xpelair digitemp secondary heating and air conditioning system, heating control for underfloor heating to bedroom and en-suite.

EN-SUITE Tiled under floor heating, ceiling spotlights, four piece suite comprising bath with waterfall taps, and shower attachment, wc with push flush, vanity unit hand wash basin with mixer tap and a large double shower with rain head shower attachment, heated demister mirror and white thermostatic heated towel rail.

BEDROOM TWO Carpet flooring, 'Allusion' blinds, large fitted wardrobe, ceiling spotlights, range of powerpoints including television, satellite and tv, and stunning doors out to the balcony.

FAMILY SHOWER ROOM Tiled under floor heating, wc with push flush, UPVC double glazed window to side aspect, white thermostatic heated towel rail, vanity unit hand wash basin, large shower with rainhead shower.

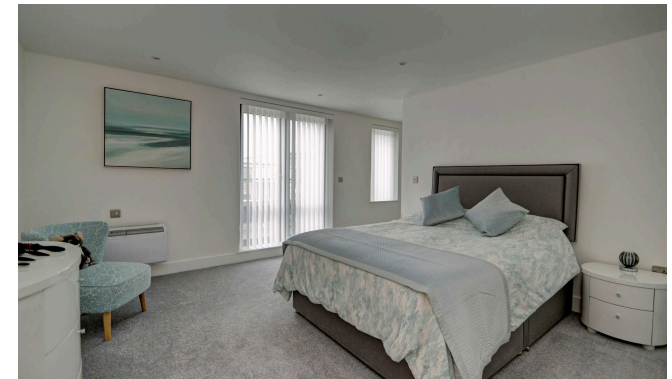
BALCONY Offering panoramic views across Norwich City Centre, anti-slip 'Duradek' decking across the 40ft (STMS) balcony, outside lights and power available to the balcony where the current owners have enjoyed watching the sunset as it sets to the West of Norwich.

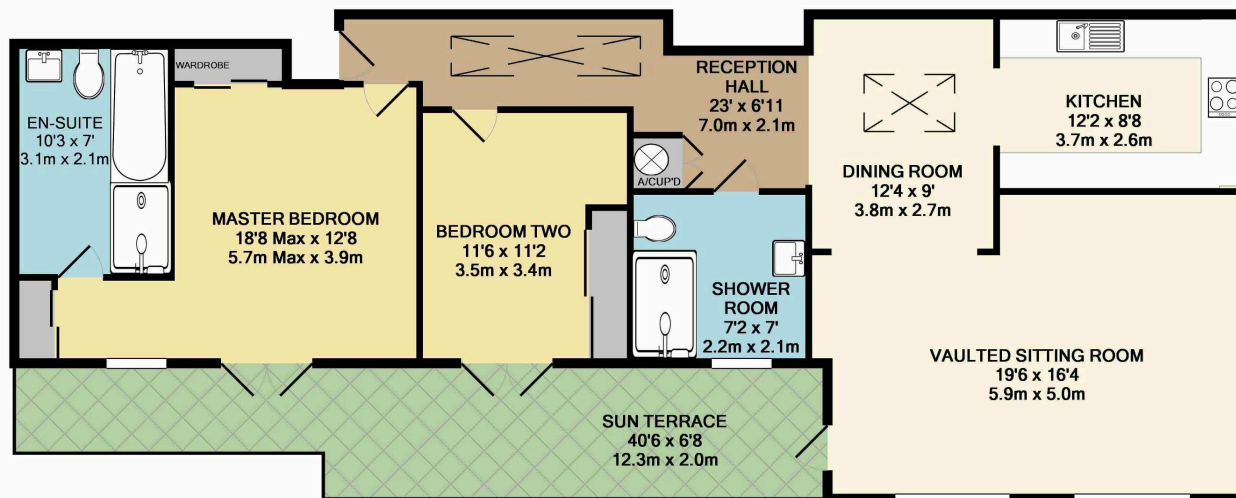
GARDEN GROUNDS AND PARKING There are a range of well maintained gardens and grounds which are communal for residents as well as a large parking space underground with a secure entrance system.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

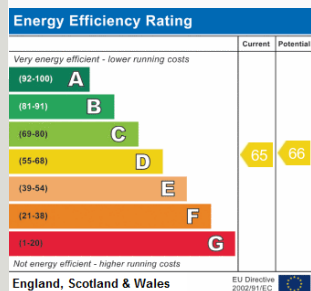
Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





TOTAL APPROX. FLOOR AREA 1519 SQ.FT. (141.1 SQ.M.)

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