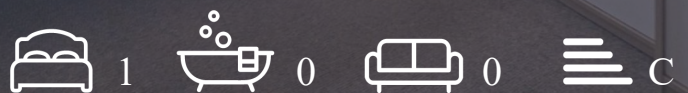


ARLINGTON  
PARK



41 Hemming Way  
, Norwich, NR3 2AF  
£535 Per Month



**\*ROOM LET\*** within a 5 bedroom townhouse, offering shared facilities like a spacious and sociable kitchen/diner, bathroom (Between 3 Rooms) and a generously sized garden. The kitchen is equipped with essential white goods and all the amenities you might require.

You'll enjoy the convenience of inclusive bills and WIFI internet, and a bi-weekly cleaner for the common areas.



Interested in learning more or scheduling a viewing? Click "Email Agent" or "Request Information" on this listing.

To qualify for a viewing, please complete the pre-qualification questionnaire we send you.

This comfortable double room is available in a shared 5-bedroom house. You'll have your own bed, wardrobe, and drawers, and share a modern bathroom with a shower with just two other housemates.

The house offers a spacious, fully equipped kitchen with a dishwasher and electric oven for all your cooking needs. There's also a separate utility room with a fridge/freezer, washing machine, and tumble dryer to take care of your laundry. Relax and unwind in the enclosed garden, which features a patio area – perfect for enjoying some fresh air. Secure bike storage is also included. Whether you have a car or prefer on-street parking, both options are available for your convenience.

The rent includes all utility bills, council tax, and Wi-Fi. A cleaner visits bi-weekly to maintain the shared areas, ensuring a comfortable and tidy environment.

The house is equipped with an interlinked fire alarm system and fire extinguishers/blankets throughout. Gas, fire safety, and electrical certificates are all in place for peace of mind.

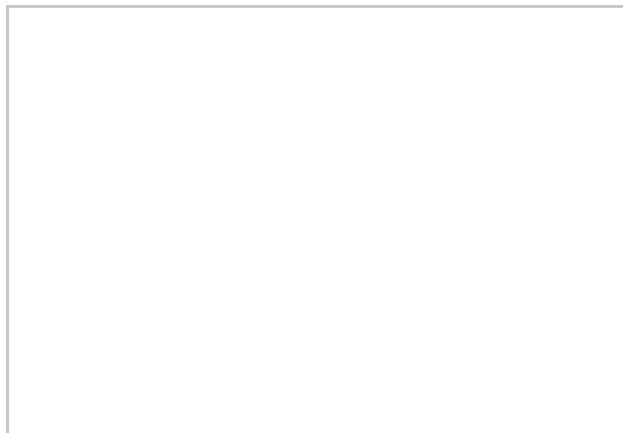
To secure the property while references are checked, a holding deposit of one weeks rent is required. There are two options for the security deposit: a traditional five weeks' rent cash deposit or a Zero Deposit Guarantee (one week's rent plus admin fee). Contact us for details on the Zero Deposit Guarantee option.

The tenancy agreement starts with a 6-month Assured Shorthold Tenancy, followed by a rolling monthly contract.

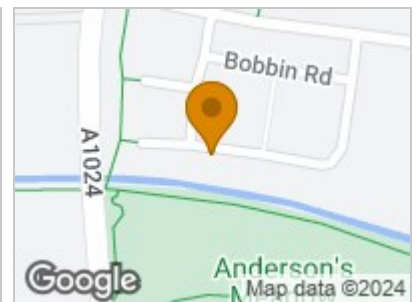
Please note that a television license is not included if you want to watch live TV in your room.

Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme, ensuring your peace of mind. You can find out more details on our website or by contacting us directly.

**\*\*Important note:\*\*** This room is for a single occupant and pets are not permitted in this property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	87
		EU Directive 2002/91/EC	