



## STUDENT PROPERTY

To arrange a viewing please contact us

via this website  
2 Tailors Row

, Norwich, NR3 2AQ

£570 Per Calendar Month



A double STUDENT bedroom is available in a 5-bedroom student house share located in NR3, close to the city centre, all bills are included. The house features two bathrooms, a WC, a kitchen, and a communal lounge.

- 12 month student tenancy
- Fully furnished
- Five double bedrooms
- Three bathrooms and WC (Two main bathrooms, one en-suite and one WC)
- Modern kitchen
- Communal lounge room
- Walking distance to the city centre
- Ideal location for students of NUA



We are offering a double bedroom in a 5-bedroom STUDENT house share,

The property is located in the popular NR3 area, just a short distance from the city centre, providing easy access to local amenities and transport links.

The rooms are a fully furnished, ready to move in. The property features two main bathrooms and a WC, ensuring ample bathroom facilities for all housemates.

The communal areas include a fully equipped kitchen with all necessary appliances, as well as a comfortable lounge area perfect for relaxing and socialising. A communal cleaner visits the property every fortnight to maintain the shared spaces.

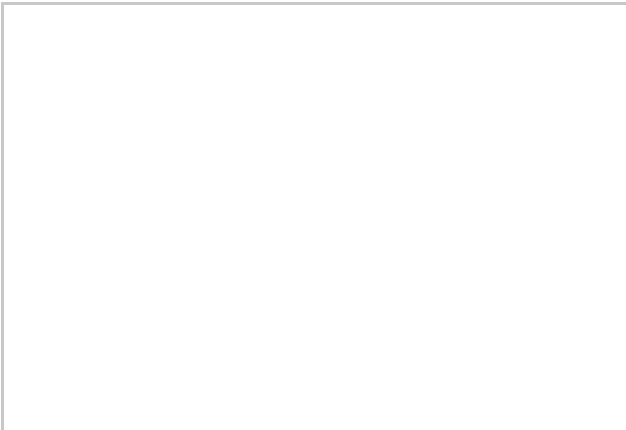
All bills are included in the rent, covering gas, electricity, water, internet, and a communal TV licence. COUNCIL TAX IS NOT INCLUDED - STUDENT EXEMPTION

Please note: This house share is for single occupants only, and couples and pets are not permitted. We are looking for a student to take over the tenancy from 22nd December 2024 to 10th August 2025. The option to secure the room for the following academic year (2025/26) is also available.

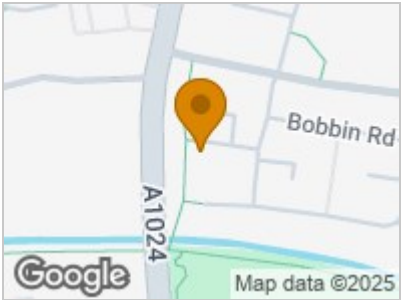
To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. A cash deposit equivalent to one month's rent is due upon signing the tenancy agreement and will be held with the Tenancy Deposit Scheme (TDS).

Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme. For more information, please visit our website or contact us directly.

Call us now to arrange a viewing and secure this fantastic 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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |