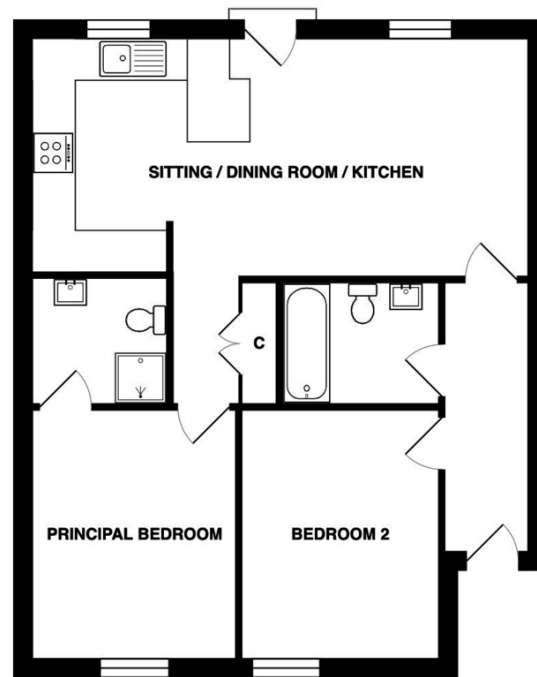


We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these lettings particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Floor Plan



Total Area: 64.7 m² ... 696 ft²
All measurements are approximate and for display purposes only

Data Protection Act

The Owner authorises Watsons and Hoyl Independent Advisers Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

156c Kings Court,
King Street,
Norwich, NR1 1QH

£950 pcm

Plus fees

A well-presented second floor apartment in a sought after location.

- Kitchen with Appliances and Dining Breakfast Table
- Sitting Room with Door and Juliette Balcony
- Principal Bedroom with En-Suite Shower Room
- Guest Double Bedroom ● Bathroom ● Gas Fired Central Heating
- Double Glazing ● Reserved Parking Space ● Secure Intercom Entry
- Tastefully Furnished

Viewing strictly by
prior arrangement
with the agents

property professionals since 1890 ● watsons-property.co.uk

Regulated by RICS



Location

Kings Court is situated on the corner of King Street and Music House Hall and within the immediate locality there is a small convenience store, bike shop, hairdressers and café, Wensum Lodge sports centre and The Waterfront. Lady Julian Bridge is only a short walk taking you across the river to all the restaurants, bars, cinema and Hollywood Bowl, of Riverside.

Description

Situated on the second floor with secure intercom entry and accessed by stairs or lift, this apartment has a spacious open plan kitchen/dining/sitting room with windows and a door with Juliette balcony across rooftops offering an extended view towards Riverside. There are two double bedrooms, the principal of which has an en-suite shower room together with a bathroom. There is an extensive range of tasteful furnishings and the kitchen is equipped with appliances. The apartment also has a reserved parking space via secure entry gates.

Early viewing of this impressive apartment is recommended by the sole letting agents.

The accommodation comprises:-

Communal Entrance

With secure intercom entry, stairs and lift to the second floor. Entrance door:-

Reception Hall

12' 11" x 4' 0" (3.94m x 1.22m) Double radiator, central heating thermostat, telephone point, vinyl flooring, entry intercom and inset ceiling downlights.

Sitting/Dining Room/Kitchen

23' 11" x 11' 1" (7.29m x 3.38m) (Front Aspect) Two double radiators, tv, radio and satellite points, inset ceiling downlights, glazed door with Juliette balcony.

Kitchen Area

Single drainer stainless steel sink unit with mixer tap and cupboards under, range of base cupboard and drawer units with work surfaces over, integrated dishwasher, four ring electric ceramic hob and built-under oven, integrated fridge and freezer, extractor hood, matching wall cupboards, Potterton wall mounted boiler, tiled floor, integrated washer/dryer, double built-in shelved cupboard, door to:-

Principal Bedroom

12' 4" x 10' 3" (3.76m x 3.12m) (Rear Aspect) Double radiator, tv point, roman blind, carpet, inset ceiling downlights. Door to:-

En-Suite Shower Room

6' 4" x 5' 10" (1.93m x 1.78m) With white suite comprising of corner shower cubicle, pedestal hand basin with mixer tap and pop up waste and low level w.c., part tiled walls, extractor fan, radiator, light and shaver point, tiled floor.

Bedroom 2

12' 2" x 9' 0" (3.71m x 2.74m) (Rear Aspect) Double radiator, tv point, roman blind and inset ceiling downlight.

Bathroom

7' 5" x 5' 10" (2.26m x 1.78m) With white suite comprising of twin grip panel bath with mixer tap and shower attachment, shower screen, low level w.c. and pedestal hand basin with mixer tap and pop up waste.

Outside

Reserved parking space with secure entry.

Services

All mains services are available.

Local Authority/Council Tax

Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH.

Telephone: 0344 980 3333

Tax Band: B

EPC Rating

The Energy Rating for this property is B. A full Energy Performance Certificate is available on request.

Available

Immediately

Tenure

Assured shorthold tenancy for an initial period of 12 months with a view to continuing thereafter on a monthly basis.

Agents Note

One weeks rent will be taken as a holding deposit, £219.23. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).

The deposit for this property will be £1,096.15. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoings, therefore tenants must pay all bills incurred throughout the tenancy period.