



## Ormesby Road Badersfield Norwich

£825 PCM

A well presented second floor flat in a purpose built block. Lounge, kitchen/breakfast room, two bedrooms, bathroom/WC. Outside store, communal gardens and rotary washing lines. Parking. UPVC windows, new high heat retention storage heaters.





- Well Presented Second Floor Flat • Lounge • Kitchen/Diner • Two Double Bedrooms • Bathroom • Allocated Off Road Parking

### Badersfield

Badersfield is a village situated within easy access to the market towns of Aylsham and North Walsham, villages such as Buxton and Coltishall and good road access to Norwich, the North Norfolk coast and Norfolk Broads which are all within easy reach. Situated on part of the former RAF Coltishall site Badersfield has a village shop with post office, Diplomat Public House, Douglas Bader School, children play area and a church.

### Communal Entrance

Secure communal entrance door, stairs leading to all floors.

### Entrance Hall

Three storage cupboards, freshly decorated, newly fitted tiled effect viny type flooring, doors to Bedrooms 1, 2, Lounge, Kitchen/Diner and Bathroom.

### Bedroom 2

uPVC double glazed window to the rear aspect, wall mounted electric heater, built in wardrobe with hanging rail and shelf, freshly decorated, newly fitted carpeted flooring.

### Bedroom 1

uPVC double glazed window to the rear aspect, wall mounted electric heater, built in wardrobe with hanging rail and shelf, freshly decorated, newly fitted carpeted flooring.

### Lounge

uPVC double glazed windows to the side and rear aspects with field views, wall mounted electric heater, freshly decorated, newly fitted carpeted flooring.

### Kitchen/Diner

uPVC double glazed window to the side aspect with field views, range of base and wall mounted unit set beneath roll edge work

surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with stainless steel chimney style extractor hood over, built in electric oven and grill, space for fridge freezer, wall mounted electric heater, built in storage cupboard, freshly decorated, tiled splash backs, newly fitted tile effect vinyl type flooring.

### Bathroom

White suite comprising panel sided bath with wall mounted electric shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, newly fitted tile effect vinyl type flooring.

### Outside

To the front of the property is a communal parking area with allocated off road parking for 1 vehicle. Each property also has a brick built storage shed at the front the building.

The property is surrounding by a communal garden with rotary washing lines.

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 on the first day of the tenancy.

Please note, to comply with money laundering regulations

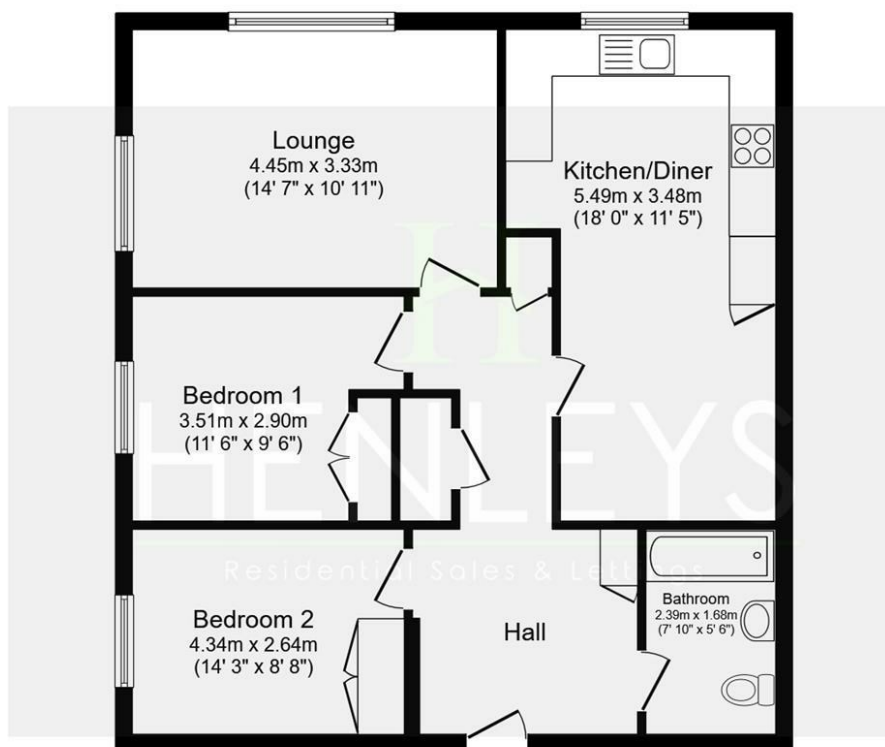


- Communal Gardens • Unfurnished • Available JULY • Call Henleys to view

applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





## Floor Plan

Floor area 75.1 sq.m. (808 sq.ft.)

TOTAL: 75.1 sq.m. (808 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	64	75