

Arnolds | Keys



Flat 38 Eastgate House + car parking space 17 122 Thorpe Road, Norwich, Norfolk NR1 1FF £1,195 PCM

- Prime City Location
- 2 Bedrooms
- Gas Central Heating
- Allocated Parking Space
- EPC Rating: C
- Bright & Sunny Open Plan Living Space
- Fully Fitted Kitchen & Bathroom With Over Bath Shower
- Double Glazing
- Lift & Stair Access
- Council Tax Band: B

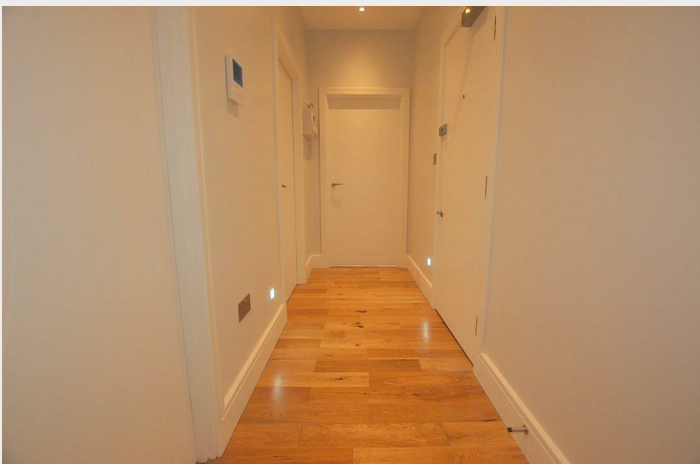
Flat 38 Eastgate House + car parking space

17 122 Thorpe Road, Norwich NR1 1FE

Third floor flat. Accommodation comprises entrance hall, open plan living area, fitted kitchen with appliances, family bathroom with over bath shower, 2 DOUBLE BEDROOMS. ALLOCATED PARKING SPACE.



Council Tax Band: B



Stairs and lift service operate to this floor.

The property benefits from gas central heating and UPVC double glazing.

Located in close proximity to the railway station and with easy access to the city centre and river side complex.

EPC Rating: C. Council Tax Band: B

ENTRANCE HALL

3'7" x 11'10"

Engineered wood floor. Entry phone system.

KITCHEN/SITTING/DINING/ROOM

22'2" x 16'11"

A bright and sunny L-shaped room. Grey high gloss base and wall units with soft close drawers and doors. Blanco single sink in stainless steel. Worktops with upstand and glass splashback. Integrated appliances including oven and gas hob, fridge freezer, dishwasher, washer drier and wine cooler. Juliet balcony. Elevated views.

BEDROOM

13'1" x 8'6"

Fitted carpet, radiator, double glazed window.

BEDROOM

13'1" x 8'9"

Fitted carpet, radiator, double glazed window.

BATHROOM

6'11" x 5'5"

Grey design with fully tiled floor and walls. Thermostatic over bath shower with fixed head and handset. Vanity unit including mounted sink and tap with LED-lit mirror above. Heated Chrome towel rail. WC with concealed cistern.

TENANTS NOTE

The deposit for this property is £1378

EPC Rating C. Council Tax Band B - Norwich City Council

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £275.76. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



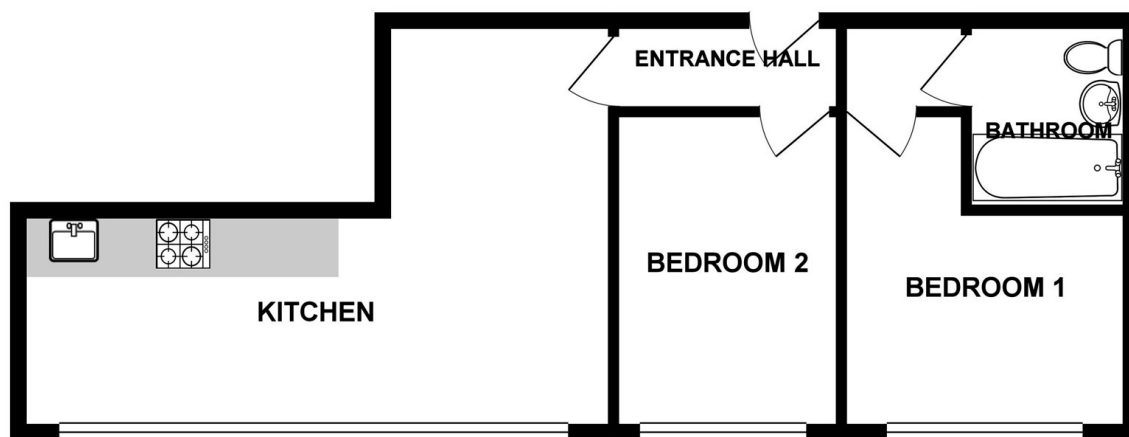
Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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