



Apartment 10 Chapelfield Gardens Coburg Street, Norwich, NR1 ~~3RF~~ £1,200 Per Month

- 2 Double Bedrooms
- Family Bathroom and En-suite
- Lift Access
- Secure Entry Phone System
- Double Glazing
- Popular City Centre Location
- Open Plan Living Space
- Allocated Underground Parking Space
- EPC Rating B
- Gas Central Heating

Apartment 10 Chapelfield Gardens Coburg Street, Norwich NR1 3BF

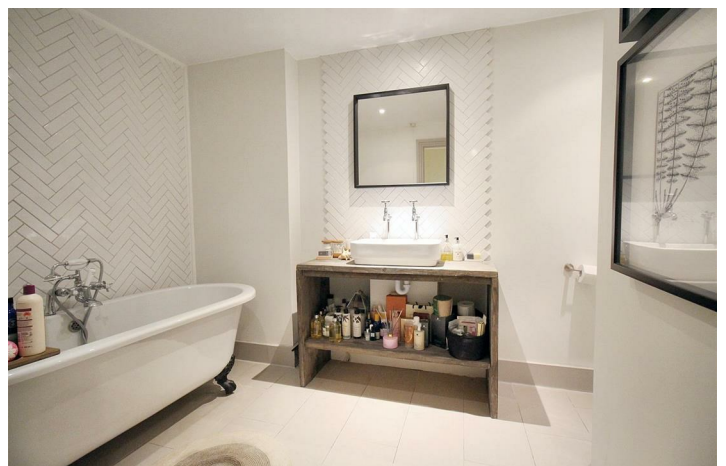
Situated in the sought-after Chapelfield Gardens area, this modern first-floor apartment combines comfort with convenience. The property offers a spacious reception room, a well-equipped fitted kitchen, two generously sized bedrooms, a family bathroom and an en-suite, perfect for couples, small families, or anyone looking for additional space for a home office.

Additional features include a secure allocated parking space, gas central heating, double glazing and a video entry system.

EPC Rating: B. Council Tax Band: D.



Council Tax Band: D



Chapelfield Gardens is a sought-after location, known for its beautiful green spaces and proximity to local shops, restaurants, and cultural attractions. This apartment not only offers a comfortable living space but also places you in the heart of a vibrant community.

ENTRANCE HALL

Composite door to front entrance, laminate flooring, built in storage cupboard with shelving units, doors to:

UTILITY ROOM

3'10" x 6'11"

Fitted with a base units with washing machine, tiled flooring, wall mounted combination boiler.

BEDROOM TWO

max 11'6" x 13'8"

Double glazed window to side aspect, laminate, radiator.

BATHROOM

11'5" x 7'0"

Fitted with a three piece suite comprising roll top freestanding bath with mixer tap and shower head attachment, vanity unit with wash hand basin, WC, tiled flooring, extractor fan, heated towel rail.

BEDROOM ONE

11'6" x 13'10"

Double glazed sliding door with Juliet balcony, laminate flooring, radiator, door to:-

ENSUITE

5'5" x 5'5"

Fitted with a three piece suite comprising corner shower cubicle with mains connected shower, WC, pedestal wash hand basin, tiled flooring, heated towel rail, extractor fan.

LOUNGE/DINER

max 16'2" x 22'3"

Double glazed door to side aspect with Juliet balcony, laminate, two radiators, open to:-

KITCHEN

10'8" x 6'10"

Fitted with a range of wall and base units with inset stainless steel one and a half sink and drainer, integrated dishwasher, four ring AEG hob with cooker hood over, inset electric oven and integrated fridge freezer.

EXTERNAL

The apartment features communal shared and maintained gardens, with a pathway leading to Chapelfield shopping centre. There is allocated, undercover parking.

TENANT NOTE

The deposit for this property is £1,384

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

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage or www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. 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.

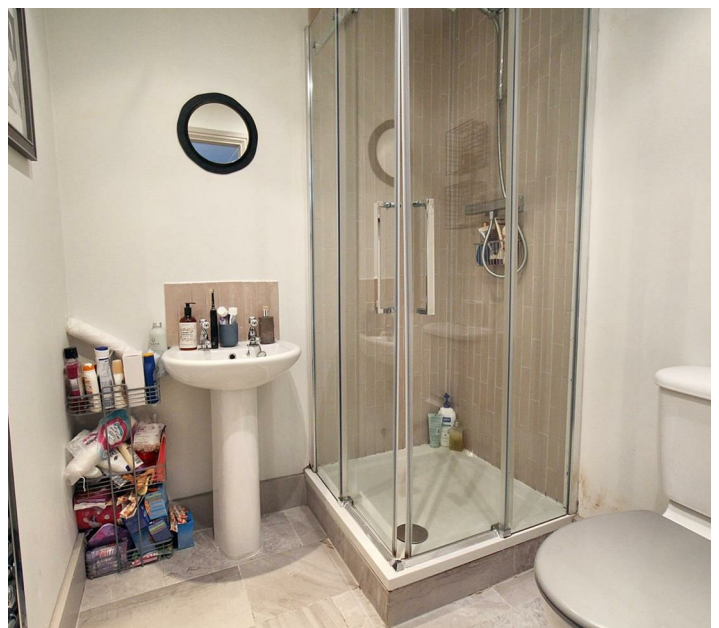
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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

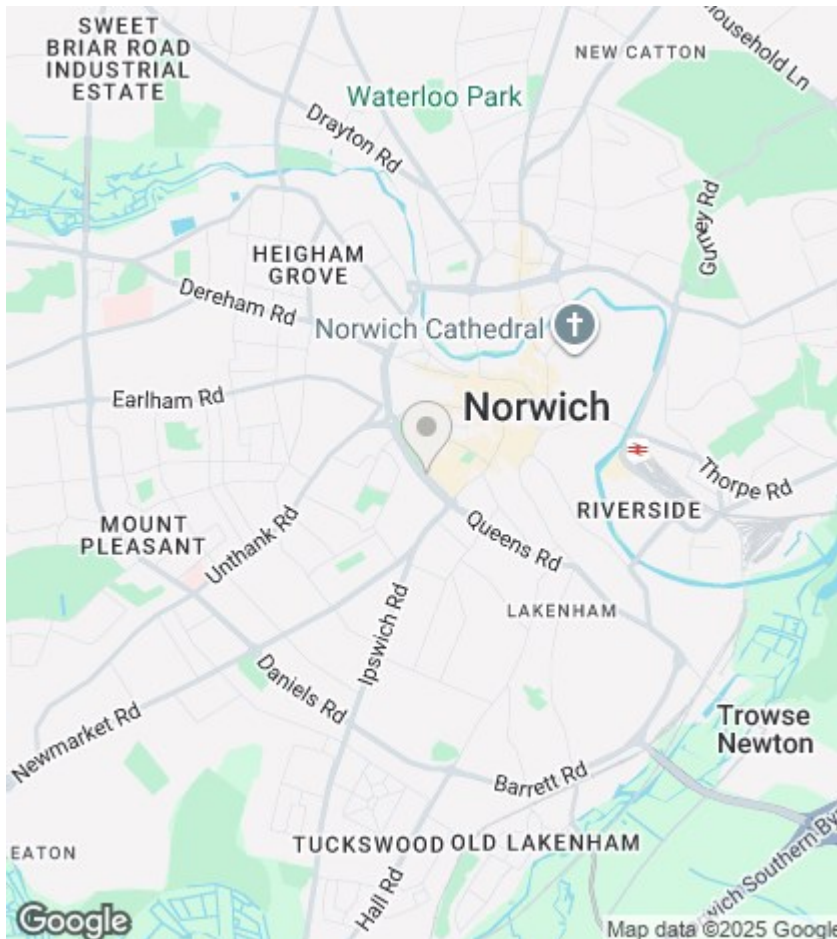
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

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 £276.92. 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.







Directions

Viewings

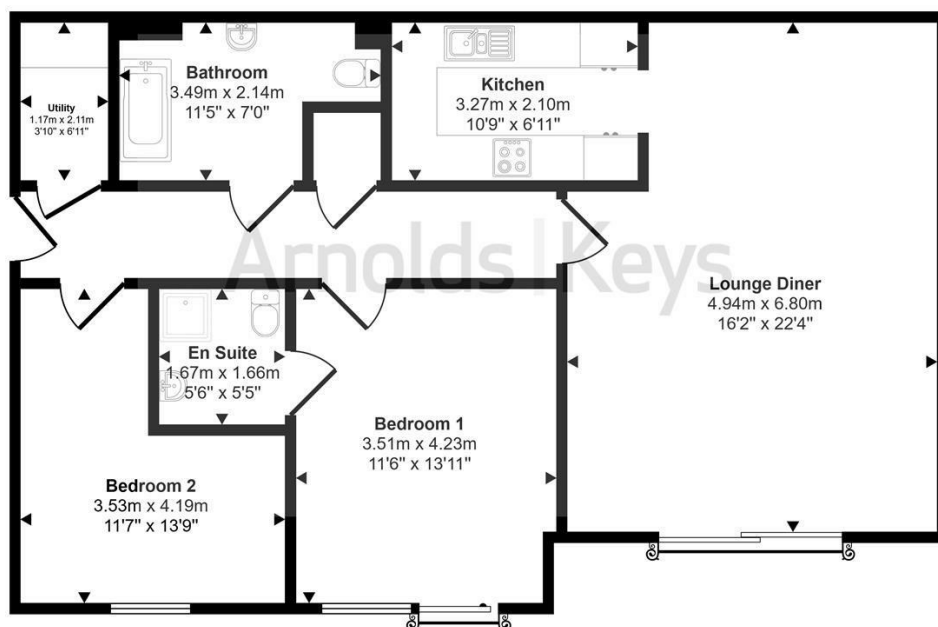
Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Approx Gross Internal Area
90 sq m / 968 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.