



Apartment 14, Regency Court Lower Clarence Road, Norwich, NR1 1ER

£1,250 Per month

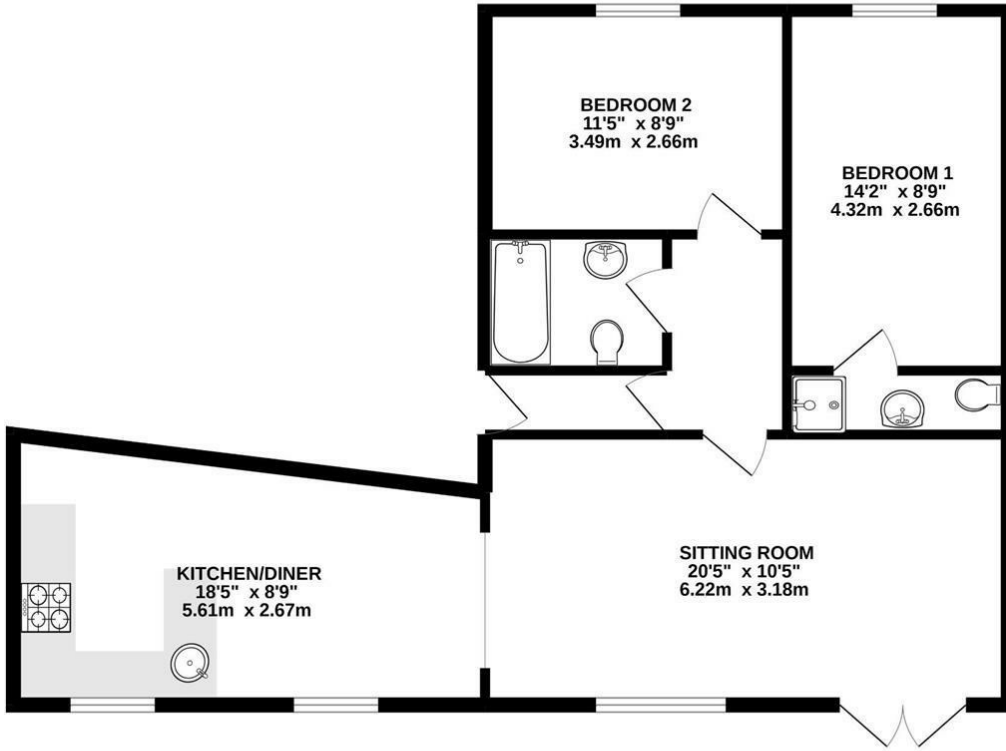
We are pleased to present this spacious first floor apartment conveniently positioned in the City of Norwich. The property is within walking distance to Riverside Retail Estate with all the amenities it has to offer, and is a stones throw from the train line with links to Cambridge and London. We would like to make potential tenants aware that this property comes to the market fully refurbished.

Visitors are welcomed into a communal hallway with stairs leading to the first floor. You enter the apartment into a spacious L-shaped entrance hall, with storage space for coats/shoes and doors providing access to all rooms in the apartment. Double doors from the hall open into a generous sitting room creating a light and airy feel, with a juliet balcony overlooking a planted roof terrace and opening to the kitchen. The kitchen is fitted with base and wall units with bowl sink and integrated appliances. There is space for a dining table and chairs in both the kitchen and sitting room. The two bedrooms are both double rooms, with the master bedroom benefitting from a fitted wardrobe and en-suite comprising shower, WC and hand basin. The bathroom is also a 3-piece suite comprising bath with shower above, WC and hand basin.



Floor Plan

GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

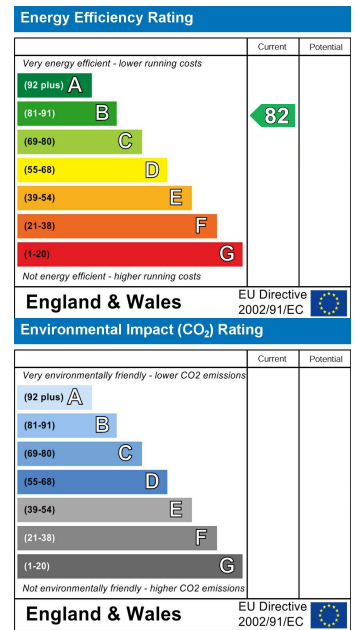
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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