

Arnolds | Keys



84 Vanguard Chase, Norwich, Norfolk, NR5 0UH

£925 Per Calendar Month

- Ground Floor Apartment
- Open Plan Living / Kitchen / Dining Room
- Modern White Bathroom with Shower
- Double Glazing
- EPC Rating C
- Modern and Well Presented
- 2 Double Bedrooms
- Gas Central Heating
- Off Road Parking Space

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This well presented ground floor apartment features a large entrance hall with built-in storage, spacious open-plan kitchen / living / dining area with large double aspect windows and attractive oak flooring. Contemporary fitted kitchen. 2 well-proportioned double bedrooms. Modern bathroom with shower.

The property benefits from double glazing, gas central heating and an off-road parking space.

Fairfield Park is a conveniently located development of modern Hopkins Homes and is situated on the West side of Costessey, Norwich. It has excellent access to the A47, N&N Hospital, UEA and John Innes Centre.

EPC rating C. Council Tax Band B - South Norfolk Council



Council Tax Band: B



HALL ENTRANCE

10'11" x 6'9"

Oak floor and built in storage cupboards.

OPEN PLAN KITCHEN / LIVING / DINING ROOM

18'6" x 15'7"

A double aspect room with oak flooring. Good range of wall and base units, ample work surfaces, inset sink, gas hob and electric oven. Wall hung gas fired boiler. Appliance space and space and plumbing for washing machine.

BEDROOM

11'0" x 10'4"

Double bedroom with fitted wardrobes. Carpet, radiator and double glazed window.

BEDROOM

10'6" x 7'0"

Carpet, radiator and double glazed window.

BATHROOM

6'11" x 7'4"

White suite with shower over the bath, WC and wash basin. Radiator and double glazed window.

OUTSIDE

Allocated off road parking space.

TENANTS NOTE

The deposit for this property is £1067.

EPC Rating C. Council Tax Band B - South Norfolk Council.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

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.

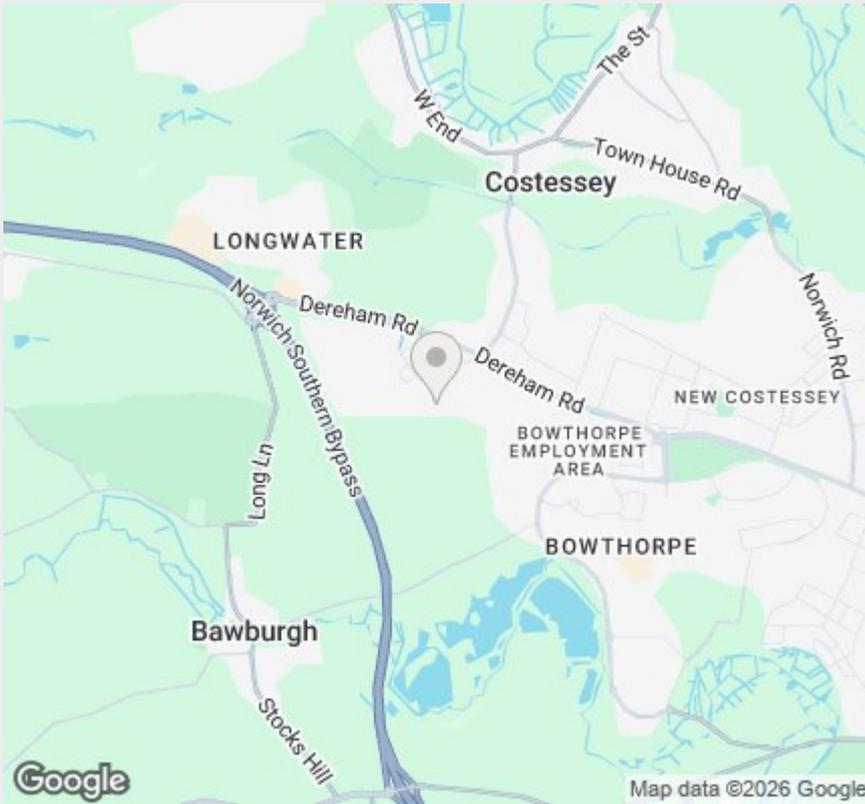
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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 £213.46. 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.



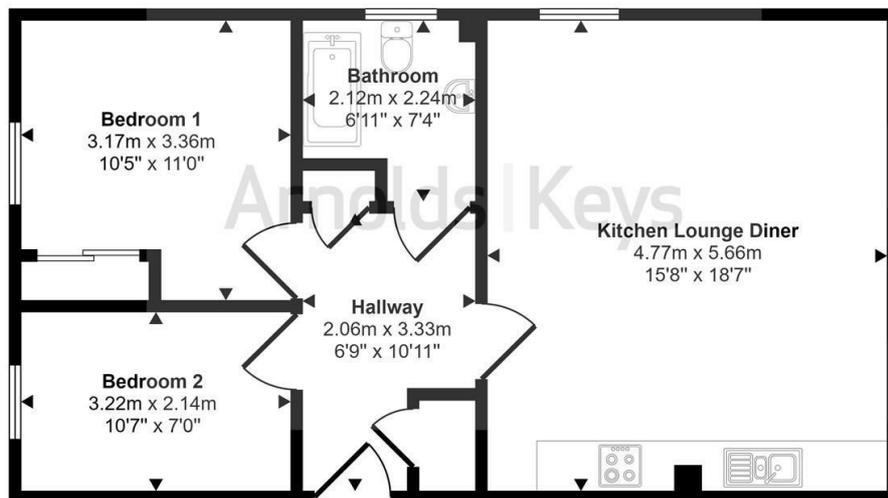
Viewings

Viewings by arrangement only. Call 01603 620551 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  | |

Approx Gross Internal Area
59 sq m / 630 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.

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.

