



20 Bladewater Road
, Norwich, NR5 9HY
£630 Per Month

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***Zero Deposit Option Available* ROOM ONLY En-suite bedroom in a shared property comprising six bedrooms. This spacious and comfortable room offers ample living space and comes fully furnished. The property boasts shared amenities, including a kitchen, common areas. Perfect for individuals seeking a friendly and communal living environment.**



Arlington Park is delighted to present this spacious double ensuite room, situated within a well-maintained six-bedroom property. This home is perfectly tailored for working professionals seeking a comfortable, hassle-free living arrangement.

Situated in a highly convenient Norwich location, the property benefits from excellent transport links to the city centre and surrounding areas. Regular bus services operate just a short walk away, providing quick access to the railway station and the city's vibrant mix of shops, restaurants, and cultural attractions. Local convenience stores and green spaces are also within easy reach, making it an ideal spot for professionals seeking both connectivity and local charm.

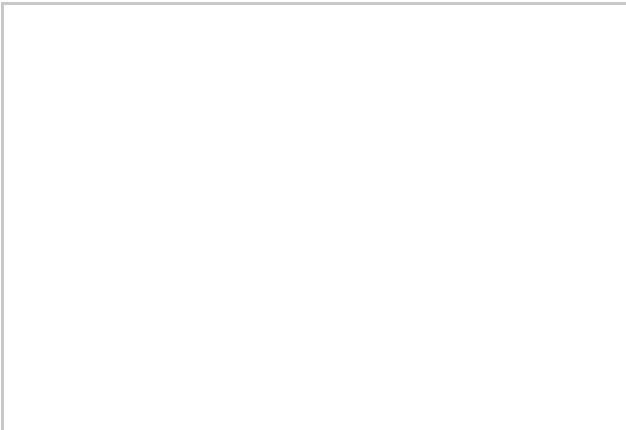
The property features a modern, newly fitted communal kitchen and a welcoming living room, providing excellent spaces to relax and cook. Externally, residents benefit from a private, enclosed garden. To ensure the home remains in pristine condition, a professional cleaning service maintains the communal areas on a weekly basis, alongside monthly garden maintenance.

To simplify your monthly outgoings, the rental price is inclusive of all utility bills, council tax, and high-speed internet. Please note that a TV licence is not included.

We are seeking friendly, employed professionals who meet standard affordability criteria. Please be aware that this house share is designed strictly for single occupants. Unfortunately, applications from couples or those with pets cannot be accommodated.

A holding deposit equivalent to one week's rent is required to secure the room while referencing checks are carried out. When setting up your tenancy, you have the flexibility to choose between a traditional five-week cash deposit or a Zero Deposit Guarantee, which is equivalent to one week's rent plus an administrative fee, subject to eligibility.

Arlington Park East Ltd is a proud member of the Propertymark Client Money Protection scheme and The Property Redress scheme.



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

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		
England & Wales	72	
EU Directive 2002/91/EC		