



TO LET

£1,195 PER CALENDAR MONTH

122 Thorpe Road, Norwich, NR1 1FE

Arnolds | Keys



THE PROPERTY

Flat 7 Eastgate House (and car parking space 7) 122 Thorpe Road, Norwich, NR1 1FE

This well-presented modern ground floor apartment is ideally located on Thorpe Road, just a short walk from the train station. The property offers a well-designed layout that combines practicality with contemporary style.

The apartment features 2 DOUBLE BEDROOMS, including a main bedroom with ENSUITE, as well as a separate family bathroom. The bright open-plan living space flows into a modern FITTED KITCHEN with integrated appliances.

Further benefits include gas central heating, uPVC double glazing throughout and an allocated parking space.

EPC Rating C. Council Tax Band B.



This stylish ground floor apartment offers bright, modern open-plan living, all within walking distance of Norwich City Centre.



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2



1



B



C

THE DETAILS

Property Details

ENTRANCE HALL

Engineered wood floor and entry phone.

BEDROOM

Wool carpet, radiator, double glazed window.

ENSUITE

Grey design with fully tiled floor and walls. 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.

BEDROOM

Wool carpet, radiator, double glazed window.

BATHROOM

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.

OPEN PLAN LOUNGE AND FITTED KITCHEN

Grey high gloss base and wall units with soft close drawers and doors. Single sink in stainless steel. Stone worktops with upstand and glass splashback. Integrated appliances including oven and gas hob, fridge freezer, dishwasher, washer drier and wine cooler. Engineered wood floor, radiator and double glazed window.

TENANTS NOTE

The deposit for this property is £1378.

EPC Rating C. Council Tax Band B.

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. 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.



Location

Located close to Norwich city centre and within easy walking distance of the train station, the area is ideal for commuters. Residents can enjoy a great selection of nearby cafés, restaurants, shops, and riverside walks. What3Words location - fund.master.player

Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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

