

Arnolds | Keys



31 Christchurch Road, Norwich, NR2 2BX

£995 PCM

- ALL VIEWING SLOTS FULLY BOOKED
- Favoured Golden Triangle Location Off Unthank Road
- Kitchen With Appliances
- UPVC Double Glazing
- Gas Central Heating
- Ground Floor 2 Bedrooms
- Bathroom and Ensuite
- Lounge
- Allocated Parking Space

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Ground floor 2 BEDROOM flat in a favoured location just off Unthank Road in the sought after Golden Triangle area of Norwich. Accommodation includes an entrance lobby, lounge, kitchen with appliances, inner hall, bathroom and ENSUITE. The property benefits from gas central heating and UPVC double glazing. There is an ALLOCATED PARKING SPACE.



Council Tax Band: B



The Golden Triangle of Norwich, bordered by Earlham, Newmarket and Unthank Road is a vibrant area known for its diverse amenities, distinctive character and ease of access to the City Centre and major routes out of the City. The area offers a range of independent shops, cafes and restaurants as well as proximity to recreational and schooling facilities. The University of East Anglia (UEA), Norfolk and Norwich University Hospital and John Innes Centre are all easily accessible and there is regular public transport operating in the area.

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

ENTRANCE LOBBY

UPVC entrance door. Fitted carpet. Door to lounge.

LOUNGE

13'9" x 13'1"

Fitted carpet, UPVC double glazing, radiator and doors to inner hall and kitchen.

KITCHEN

11'6" x 6'8"

Range of base and wall units with ample worktops. Inset sink. Wall hung gas fired boiler. UPVC double glazed window. Radiator and vinyl floor.

INNER HALL

Fitted carpet and under stair cupboard. Further built in cupboard.

BEDROOM

13'9" x 9'7"

Fitted carpet, radiator and UPVC double glazed window.

BEDROOM

11'6" x 9'7"

Fitted carpet, radiator and UPVC double glazed window. Door to ensuite.

ENSUITE

Shower, wash basin and WC.

BATHROOM

Bath with shower over, wash basin and WC.

TENANTS NOTE

The deposit for this property is £1,148.

All mains 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 the marketing photographs for this property may have been taken before the start of the last tenancy and 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.

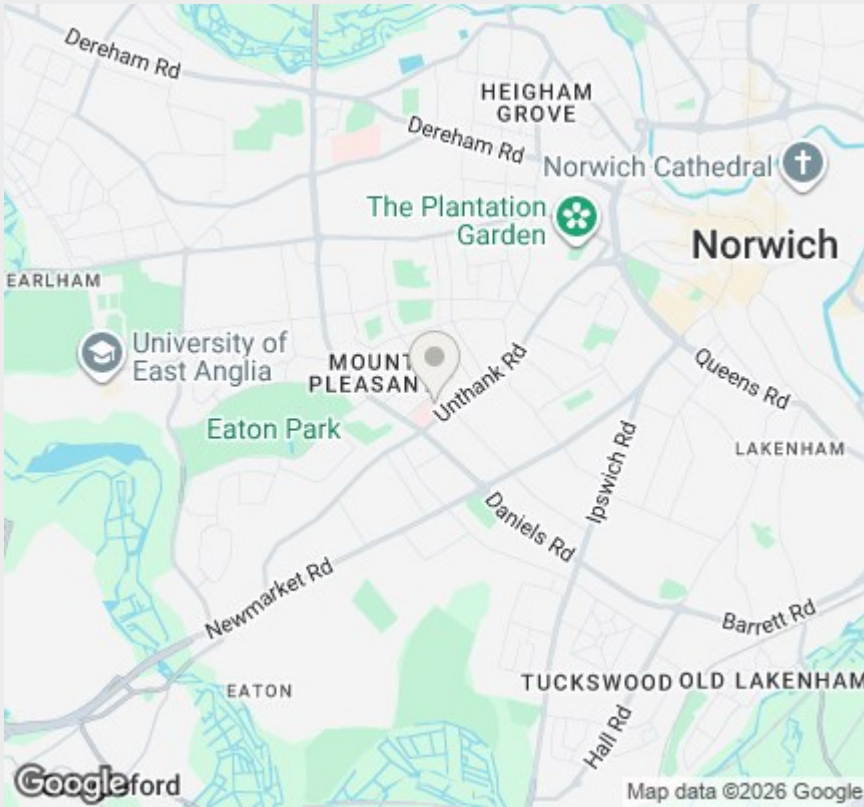
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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 £229.61. 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.


The Landlord is related to a member of Arnolds Keys staff.



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		75	77
(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 	



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.

