

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these lettings particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

Leave Norwich on Thorpe Road and turn right into Lower Clarence Road and the entrance to Regency Court can be seen on the right hand side.

Floor Plan – to follow

Data Protection Act

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We are open

Monday – Friday 9am to 5.30pm

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DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

17 Regency Court
Lower Clarence Road, NR1 1ER

£800 pcm

Plus fees

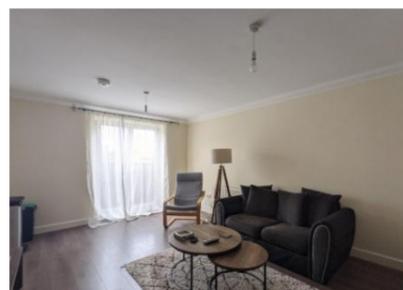
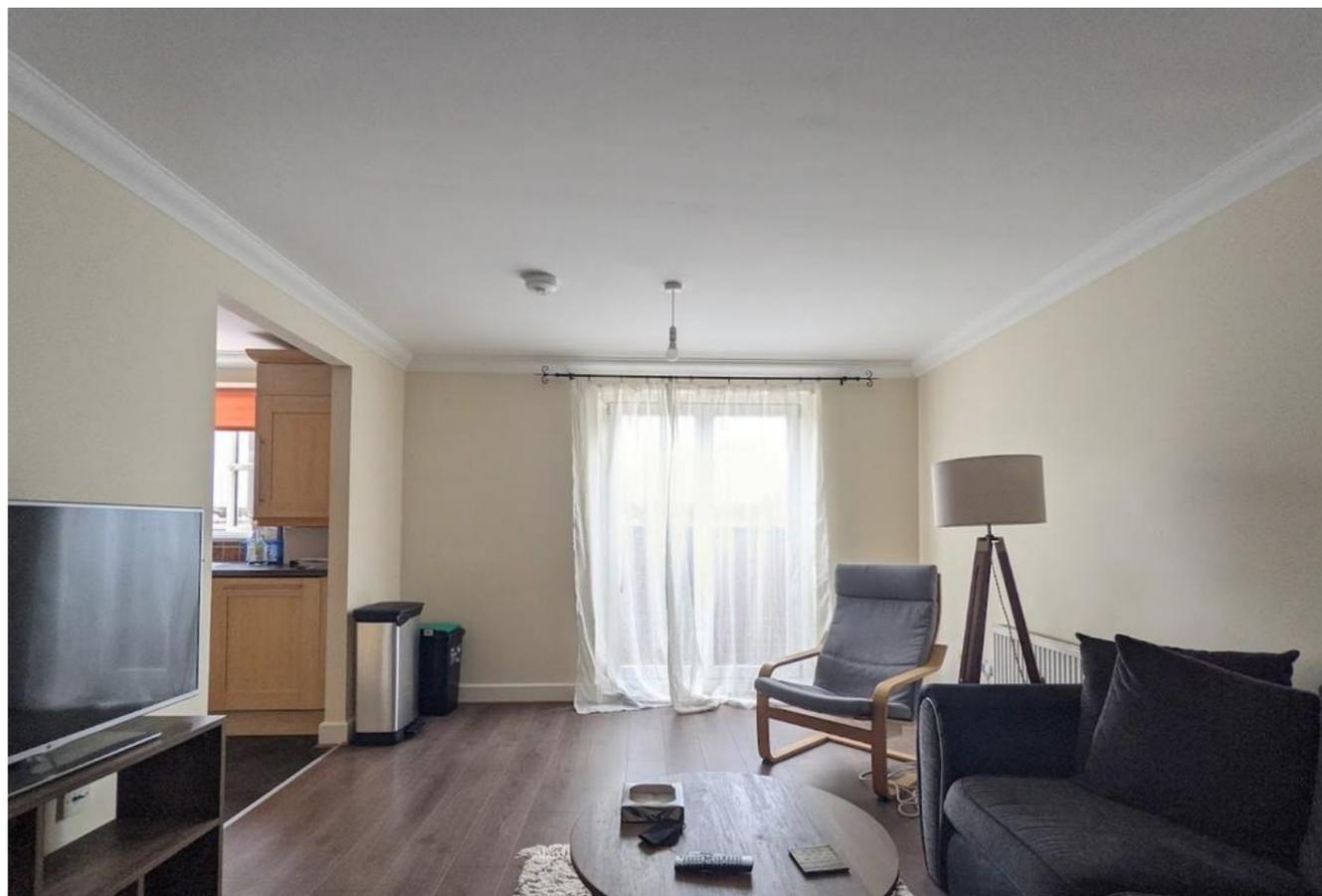
An unfurnished modern and well-appointed first floor apartment close to the railway station and city centre.

Viewing strictly by
prior arrangement
with the agents

- Two Bedroom ● Lounge/Dining Room ● Modern Bathroom
- Gas Central Heating ● Sealed Unit Double Glazing
- Parking Space ● EPC Rating: C

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Regulated by RICS



Location

Regency Court is a modern contemporary style development situated just off Thorpe Road, conveniently placed for access to the railstation with local connections and regular services to London Liverpool Street, and to the Riverside Retail and Leisure Complex. The property is also conveniently located for access to the city centre with its range of facilities which include shops, bars and theatres.

Description

This modern first floor apartment is attractively appointed with the benefits of sealed unit double glazing, gas fired radiators, central heating, laminate floors with some basic furnishings. It has a fitted kitchen with built in oven hob, dishwasher, washing machine fridge and freezer. The property is also attractively appointed.

Early inspection is strongly recommended. The accommodation comprises:-

Entrance Hall

Leading to:-

Reception Hall

Laminate flooring, secure entryphone system

Lounge

Length(m):4.75 X Width(m):3.51 Coved ceilings, French doors and Juliet balcony, laminate flooring, curtains.

Kitchen

Length(m):2.69 X Width(m):2.59 Timber effect laminate fronted fitted units comprising base units, store chests and wall mounted cupboards, stainless steel drainer sink unit inset to laminate roll edge work top, integrated appliances comprising oven and hob, dishwasher, washing machine, fridge and freezer, light timber effect laminate flooring.

Bedroom One

Length(m):4.11 X Width(m):2.69 Radiator, coved ceiling, telephone point, sealed unit double glazed window, laminate flooring, blinds.

Bedroom Two

Length(m):2.41 X Width(m):2.9 Radiator, coved ceilings, sealed unit double glazed window, telephone point, laminate flooring, blinds

Bathroom

White three piece suite comprising panelled bath with mixer taps, shower attachment, low level WC and pedestal wash basin, coved ceiling, tiled splash backs, extractor fan, sealed unit double glazed window, shaver in light unit, radiator, cushioned vinyl cork flooring, coved ceiling.

Outside

Allocated parking space for one car.

EPC

The energy rating for this property is currently C. A copy of the full Energy Performance Certificate is available on request.

Local Authority/Council Tax

Norwich City Council, City Hall, Norwich NR2 1NH
Tel: 0844 980 3333
Currently tax band C.

Available

Mid September 2021 (Exact date to be confirmed).

Term

An unfurnished Assured Shorthold Tenancy for an initial period of twelve months continuing on a monthly basis thereafter.

Agents Note

One weeks rent will be taken as a holding deposit, £184.61. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).

The deposit for this property will be £923.07. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoings, therefore tenants must pay all bills incurred throughout the tenancy period.