

Arnolds | Keys



Flat 8, Samson & Hercules Court Waggon & Horses Lane,
Norwich, Norfolk, NR3 1HP

£900 Per Calendar Month

- Ground Floor Apartment
- Gated Development
- Spacious Lounge / Diner
- Allocated Parking Space
- Historic City Centre Location
- 1 Double Bedroom
- Fitted Kitchen
- Gas Central Heating & Double Glazing

25 King Street, Norwich, Norfolk, NR1 1PD
01603 620551

lettings@arnoldskeys.com
www.arnoldskeys.com

Samson & Hercules Court Waggon & Horses Lane. Norwich NR3 1HP

Ground floor 1 BEDROOM apartment enjoying a highly convenient and historic CITY CENTRE location with the added benefit of an ALLOCATED PARKING SPACE. The accommodation includes an entrance hall, spacious lounge/diner, fitted kitchen and bathroom with over bath shower.

The property forms part of this exclusive gated development tucked away off Wagon & Horses Lane behind the iconic Samson & Hercules building in the heart of the City and opposite the impressive entrance to Norwich Cathedral.

Within the immediate vicinity is a range of restaurants, pubs and public transport, whilst the shopping centre, train station, market place and theatre are all within easy walking distance.

EPC Rating C. Council Tax Band B.

What3Words location - homes.less.pasta



Council Tax Band: B



ENTRANCE HALL

Fitted carpet, radiator and entry phone system.

BEDROOM

8'9" x 11'10" plus recess

Laminate flooring, radiator and double glazed window.

BATHROOM

Suite comprising bath with shower attachment, wash basin and WC. Tiled floor, chrome towel rail/radiator, extractor fan and double glazed window.

LOUNGE / DINER

23'6" x 11'3" overall

A spacious room with fitted carpet, double glazed window to front aspect along with double glazed door and radiator. French doors from the dining area to communal rear path and courtyard. Opening from dining area to kitchen.

KITCHEN

8'10" x 6'9"

A good range of modern base and wall units with ample work surfaces. Inset sink, inset hob and oven. Integrated fridge and freezer. Freestanding dishwasher. Space and plumbing for washing machine. Tiled floor. Wall hung gas fired boiler (installed 2024). Double glazed window and extractor fan.

OUTSIDE

Allocated single parking space (no. 8). Visitors parking space. Shared rear path and outside space (to be kept clear at all times as this is a fire escape route).

TENANTS NOTE

The deposit for this property is £1038.

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

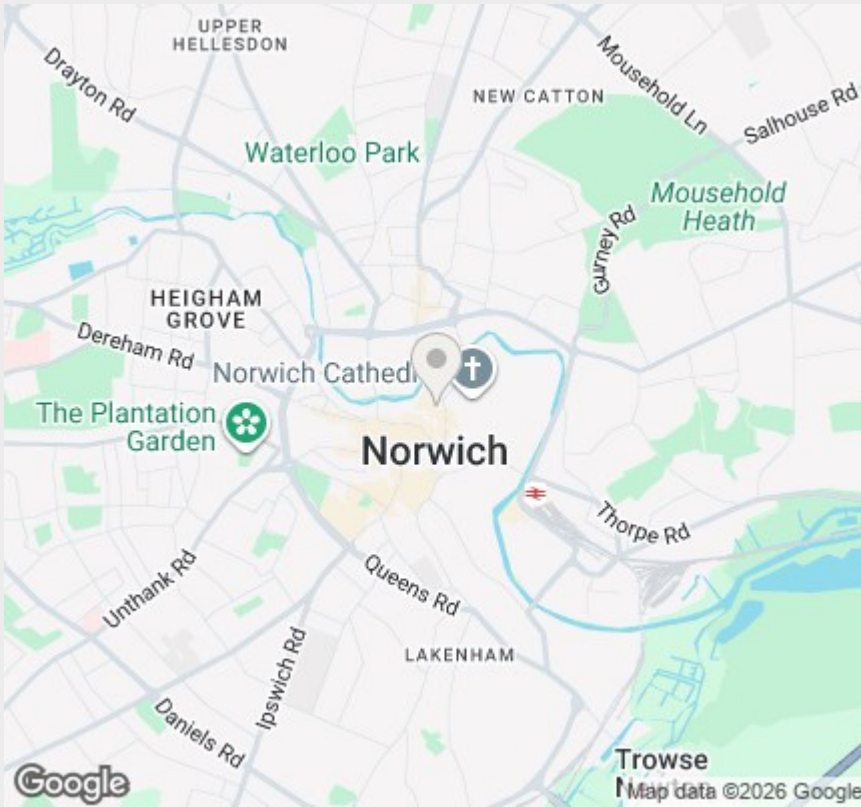
Tenants should be aware that they are responsible for

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 £207.69. 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 	



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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

