

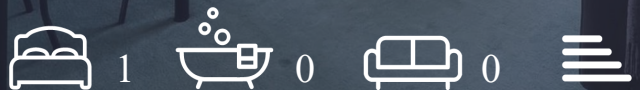
ARLINGTON
PARK



4 The Runnel

, Norwich, NR5 9HG

£500 Per Calendar Month



Furnished single room in professional house share, Three Score, Norwich. All bills included. Ideal for single working professionals. No couples or pets.

- Professional House Share
- Popular Three Score Area
- All bills included (view description)
- Close to NNUH and UEA
- Medium sized double bedroom



PROFESSIONAL HOUSE SHARE

A well-presented single room is now available in this spacious five-bedroom professional house share, located in the popular Three Score area of Norwich. Ideally positioned for convenient access to Spire Hospital, the Norfolk and Norwich University Hospital (NNUH), and the University of East Anglia (UEA), this property is perfect for working professionals.

The property is arranged over two storeys and offers a comfortable and sociable living environment. Tenants share a modern communal kitchen equipped with all appliances, a spacious lounge ideal for relaxing, and a rear garden which is maintained during the growing season. The home includes a main bathroom, a separate WC, and one en-suite bedroom.

All bills are included in the rent, covering gas, electricity, water, council tax, high-speed internet and the communal TV licence. A fortnightly cleaning service for the shared areas is also provided, ensuring a tidy and welcoming living space at all times.

Please note that this house share is for single occupants only, and couples and pets are not permitted. We are seeking friendly, sociable housemates who are employed and meet our eligibility criteria.

To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. A cash deposit equivalent to one month's rent is due upon signing the tenancy agreement and will be held with the Tenancy Deposit Scheme (TDS). The tenancy is offered initially for six months as an Assured Shorthold Tenancy, followed by a rolling monthly contract.

Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress Scheme. For more information, please visit our website or contact us directly.

Call us now to arrange a viewing and secure this fantastic property!



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 firm's 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		EU Directive 2002/91/EC	