

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
From Watsons office in Red Lion Street, turn right and the property will be found a little further down the road on the opposite side. The side entrance is just beside the dentist.

Floor Plan



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We are open
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DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

21A Red Lion Street
Aylsham, Norwich, NR11 6ER

£550 pcm
Plus fees

Spacious unfurnished first floor flat located in the centre of Aylsham giving easy access to facilities.

Viewing strictly by
prior arrangement
with the agents

01603 619916

- Ground Floor Entrance ● First Floor Landing ● Sitting Room with Kitchen Off
- Double Bedroom ● Shower Room ● Attic Bedroom ● Gas Central Heating
- Town Centre Location

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Regulated by RICS



Location

The historic medieval market town of Aylsham is located 9 miles north of Norwich, beside the River Bure. Aylsham has all the characteristics you would expect to find in any Norfolk market town, with its charming narrow streets and Lokes to explore. The unspoilt National Trust market place has been holding a regular farmers market since the 1500s. There are varied examples of fine architecture dating back many centuries with a stunning church steeped in regional Norfolk history and boasts one of the largest concentrations of listed buildings in Norfolk. Aylsham is close to Blickling Hall, once home to the Boleyn family and plays host to a thriving tourist industry. On the Bure Valley Railway there is a narrow gauge steam train which will take you to Wroxham or Coltishall.

There are several free car parks and a good variety of independent local shops including 3 supermarkets, Marks & Spencer food shop and fuel station, 2 butchers, 2 doctors' surgeries, opticians, library, town hall and schooling for all ages up to 16.

Description

Situated in the town centre, this first floor flat is tucked away just off the main street and offers good size accommodation. The property has gas central heating and provide a private entrance door to stairs to entrance hall with good sized living area open plan to kitchen. Doors to bedroom 1 and shower room. Stairs lead to second floor where there is a further bedroom. Please note there is no parking or garden with this property.

The accommodation comprises:-

Entrance door to:-

Entrance Lobby

Radiator, carpeted stairs to first floor, carpet.

Landing

Radiator, stairs to second floor attic bedroom, carpet.

Open Plan Living Room/Kitchen

Living Room

16' 7" x 9' 2" (5.05m x 2.79m) (Front Aspect) Radiator, exposed beam cast iron fireplace (decorative only - not to be used), carpet. Open to:

Kitchen

9' 9" x 5' 6" (2.97m x 1.68m) (Rear Aspect) Base cupboard and drawer units with rolled edge worktops over, matching breakfast bar, wall cupboards, sink unit. Built-in electric oven and hob with extractor fan above, dishwasher, fridge, washing machine, tumble dryer and microwave. Vinyl flooring.

Shower Room

(Side Aspect) Fully tiled shower cubicle with Mira shower, wash basin and w.c. Radiator, free standing storage unit, wall mounted Worcester gas fired boiler for central heating and domestic hot water.

Bedroom 1

11' 9" x 10' 11" (3.58m x 3.33m) (Rear Aspect) Fitted carpet and radiator.

Bedroom 2

17' 5" x 14' 0" (5.31m x 4.27m) (Second Floor). This attic room is accessed via stairs off the landing and it should be noted that there is limited headroom. Carpet.

Outside

Please note there is no garden or parking with this property.

Services

All mains services are available.

Local Authority/Council Tax

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU
Tel: 01603 431133
Tax Band: A

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate is available on request.

Available

Mid-April 2021 (Exact date to be confirmed.)

Tenure

Assured shorthold tenancy for an initial period of six or twelve months with a view to continuing thereafter on a monthly basis.

Agents Note

One weeks rent will be taken as a holding deposit, £126.92. 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 £634.61. 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.