

Flat 26 | Quintin Gurney House | Keswick | NR4 6RP

£950 PCM

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Modern one bedroom ground floor apartment
- 13'1 Double bedroom with french doors to patio
- 16'2 Lounge/diner opening to the updated kitchen
- Contemporary bathroom with shower over bath
- Patio area overlooking communal grounds
- Double glazing and storage heaters
- Communal residents' parking area
- Communal heated outdoor swimming pool and tennis courts
- Extensive communal gardens and woodland walks
- Available early December

About the Property

If you're looking for a modern one bedroom ground floor apartment in a lovely setting, this property within the popular Keswick Hall development could be just what you're after. Set within extensive, well-maintained communal grounds, residents benefit from access to a heated outdoor swimming pool, tennis courts and woodland walks, all within easy reach of Norwich city centre.

The apartment itself offers an entrance hall with airing cupboard, a good-sized double bedroom with French doors opening onto the patio, and a bathroom fitted with a bath and electric shower over. The lounge/diner also benefits from French doors onto the patio and opens through to a fitted kitchen with an electric oven, hob and space for appliances.

The property also has double glazing, storage heaters and ample communal parking. With Eaton, Cringleford and the A47 Southern Bypass all within easy reach, the location offers a great balance of countryside surroundings and everyday convenience.



















The Outside

The apartment benefits from a south-facing patio area, accessed directly from both the lounge and bedroom through French doors, providing space for outdoor seating and overlooking the communal grounds.

Keswick Hall is set within extensive, well-maintained grounds, with large lawned areas, established trees, woodland and connecting pathways. Residents also benefit from access to communal tennis courts and a heated outdoor swimming pool, along with ample parking within the communal residents' car park.

The Location

Keswick Hall is an established residential development situated in the village of Keswick, just south of Norwich. The property is conveniently positioned for access to Norwich city centre, along with the nearby areas of Eaton, Cringleford and Hethersett. Everyday amenities can be found nearby, including Tesco at Harford Bridge, while the A47 Southern Bypass and A11 provide good road connections to surrounding towns and further afield.

The surrounding area also offers a good choice of countryside walks, with local shops, cafés, pubs and other facilities available in nearby villages. The University of East Anglia and Norfolk and Norwich University Hospital are also within easy reach, making this a convenient location for those working in and around Norwich.

SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

BEFORE YOU MOVE IN:

- Holding Deposit Fee: Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.
- First Month's Rent: Due after signing the tenancy agreement, less any holding deposit paid
- Security Deposit: Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

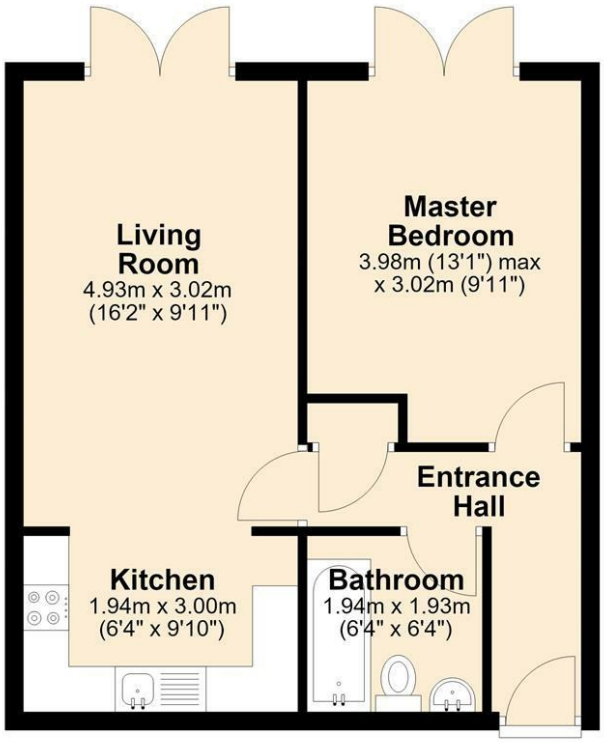
DURING YOUR TENANCY:

- Changes or Amendments to the Tenancy Agreement (requested by the tenant): £50
- Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue
- Lost Keys or Security Devices: Charged at the reasonable cost of replacement.
- Early Termination (Tenant's Request): If you wish to end the tenancy early or do not provide the required notice, you will be liable for the landlord's reasonable costs. This may include rent due for the remainder of the notice period (typically two months), or until a new tenancy is secured.



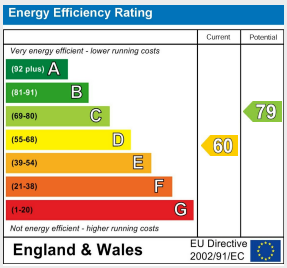
Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 42.6 sq. metres (459.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure:

Council Tax Band: A

Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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