



Flat 2 The Archway | 120a Magdalen Street | Norwich | NR3 1JD

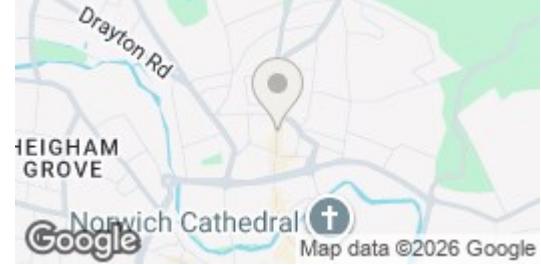
£950 PCM



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 given as to their condition, functionality or efficiency.

Plan produced using Planup.

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	56	77



Description

This spacious two bedroom split level apartment offers modern city centre living in the heart of Norwich. Well presented and set in a tucked-away position, the property benefits from its own private entrance, a generous lounge/diner, and a modern fitted kitchen including a dishwasher, fridge freezer and oven.

Upstairs, there are two bedrooms off the landing along with a contemporary shower room, all finished to a good standard throughout. The apartment also benefits from electric heating and an allocated off-road parking space.

Offered fully furnished, this apartment is ready for occupation from February and is ideal for tenants seeking a central location.

Key features

- *** Fully Furnished ***
- Modern fitted kitchen with integrated dishwasher, fridge freezer, and oven
- 2 bedrooms to the top floor
- Partially double glazed, partially secondary glazed, with electric heating throughout
- Easy access to local amenities and transport links
- Two-bedroom split-level apartment with private entrance
- Spacious 15'9 Lounge Diner
- Contemporary shower room
- Allocated off road parking space for added convenience
- Available Mid February

Council Tax Band & Local Authority: B, Norwich City Council

Deposit Required: £1,153

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.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk

01603 870870

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN

