

TO LET

£1,195 PER CALENDAR MONTH

Christopher Close, Norwich, NR1 2PQ

Arnolds | Keys









THE PROPERTY

12 Christopher Close, Norwich, NR1 2PQ

Arnolds Keys are delighted to present this charming newly decorated first-floor flat, ideally situated within walking distance of Norwich city centre. The property boasts a vibrant fitted kitchen complete with a brand-new oven and hob, alongside existing white goods. A bright and spacious lounge provides an inviting living area, while 2 generous double bedrooms offer comfortable accommodation. Traditional wooden floorboards run throughout, adding warmth and character to this attractive home.

A particular feature of the property is the well-maintained enclosed rear garden, offering a good-sized lawn, shed, mature planting and a paved seating area, providing an attractive outdoor space for relaxing.

The property further benefits from a bathroom with shower over bath, a separate WC, gas central heating, UPVC double glazing.

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

A well-presented and generously proportioned two-bedroom first-floor flat in an excellent city-centre location.

2 1 1 B C

THE DETAILS

Property Details

ENTRANCE AND STAIRS
uPVC double glazed front door, newly decorated, carpets, uPVC double glazed window, uPVC double glazed door into flat.

ENTRANCE HALLWAY
Newly decorated, wooded floorboards, radiator, two built in cupboards.

W C
Newly decorated, wooden floorboards, low level WC, sink with vanity, radiator, uPVC double glazed window.

KITCHEN
Newly decorated, wooden floorboards, radiator, uPVC double glazed window, wall hung boiler, a range of white wall and base units, new hob, new integrated oven, fridge freezer, dishwasher and washing machine.

LOUNGE
Newly decorated, wooden floorboards, two radiators, uPVC double glazed windows, decorative fireplace.

HALLWAY
Newly decorated, wooden floorboards.

BEDROOM ONE
Newly decorated, wooden floorboards, radiators, uPVC double glazed windows and freestanding wardrobes.

BEDROOM TWO
Newly decorated, wooden floorboards, radiators, uPVC double glazed window and freestanding wardrobes.

BATHROOM
Newly decorated, wooden floorboards, radiators, uPVC double glazed windows, Bath with shower attachment, bidet, sink with wall and base vanity unit.

OUTSIDE
A particular feature of the property is the well-maintained enclosed rear garden, offering a good-sized lawn, shed, mature planting and a paved seating area, providing an attractive outdoor space for relaxing.

TENANTS NOTES
The deposit for this property is £1,378.

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

Mains water, electric, gas and drainage 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.

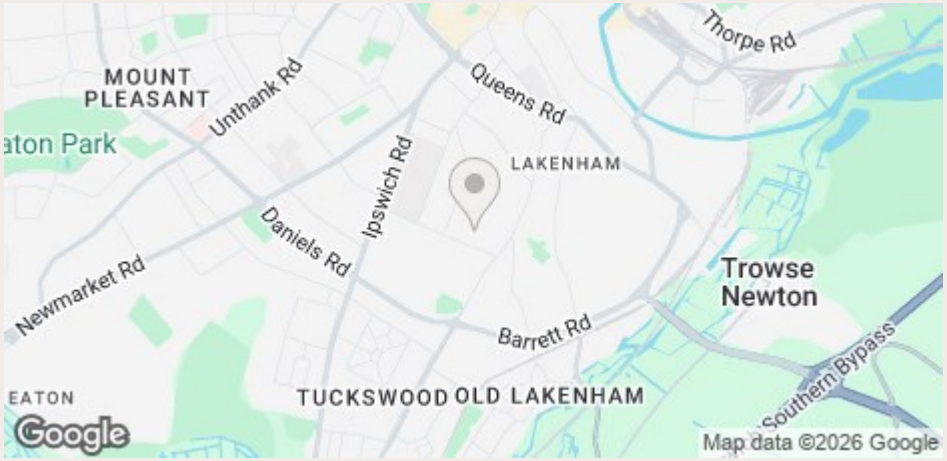
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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.

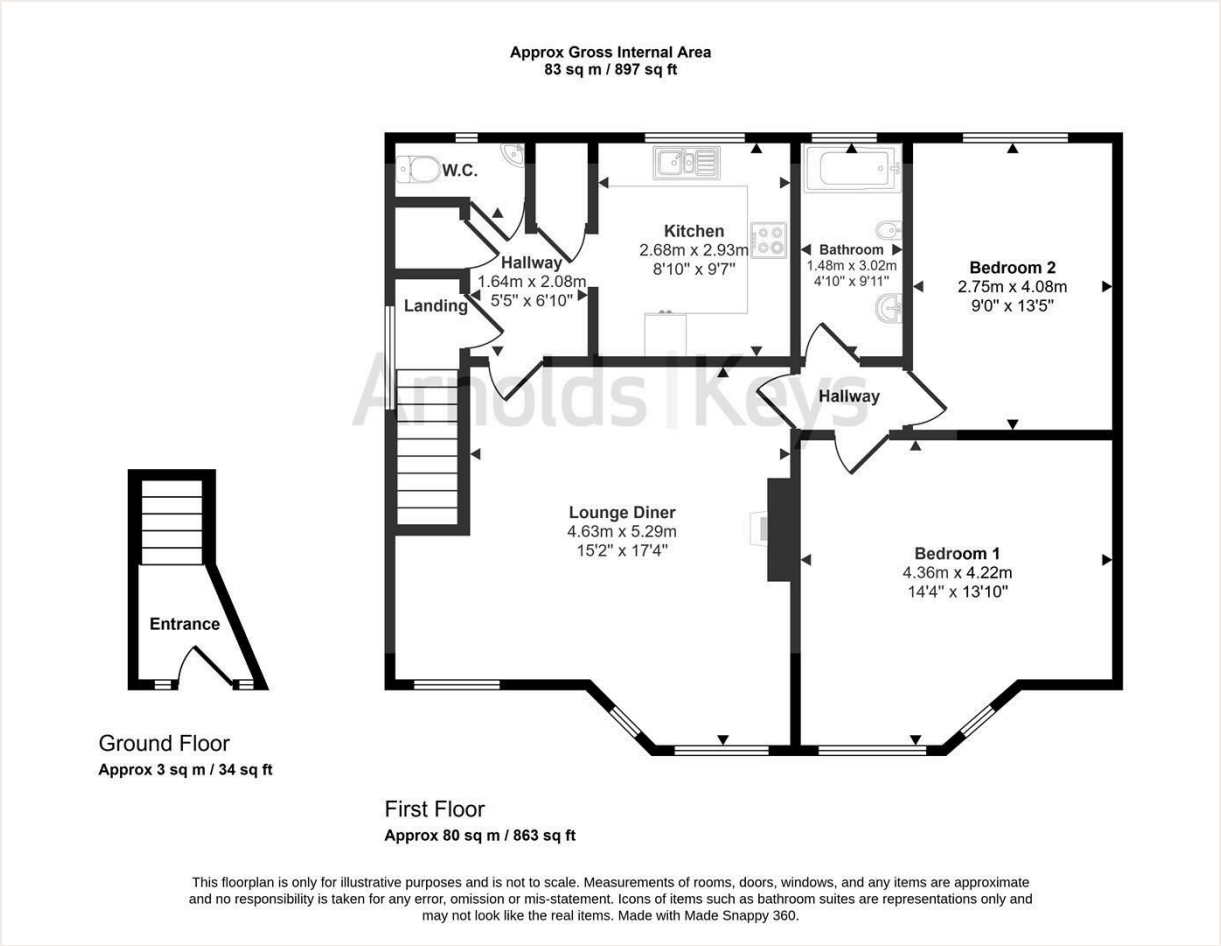
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

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 £275.76. 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



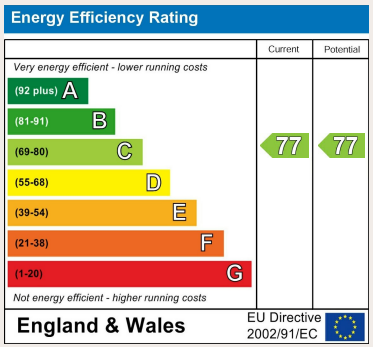
Location

Situated in the sought-after south city location, the property offers excellent access to Norwich City Centre, City College, the Bus Station and Chapelfield Shopping Centre, all within comfortable walking distance. Tucked away just off Brian Avenue via Hall Road, it is ideally placed for a wide range of local amenities, making it an ideal choice for professionals. What3words - orange.focus.reward











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