



Flat 55 Eastgate House (and car parking space 4) 122 Thorpe Road, Norwich, Norfolk, NR1 1FE £1,375 Per Calendar Month

- Duplex Apartment
- 2 Bedrooms
- ROOF TERRACE WITH STUNNING VIEWS
- Gas Central Heating and Double Glazing
- Great Location For Access To The Train Station, Riverside and The City
- PARKING SPACE
- Family Bathroom
- Large Open Plan Living Room and Kitchen
- Lift Access
- EPC B

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This property is first entered on the 5th floor with easy access via the lift or stairs from the main entrance lobby. The entrance hall leads to the stairs taking you up to the second floor landing off which are the 2 BEDROOMS, one of which has a large window looking across Thorpe to the east. There is a family bathroom. The landing also gives access to the open plan LIVING SPACE and FULLY FITTED KITCHEN, off which is the LARGE ROOF TERRACE WITH PANORAMIC VIEWS.

This property is offered with a single PARKING SPACE, gas central heating and uPVC double glazed windows.

EPC Rating - B. Council Tax Rating - B.



Council Tax Band: B



Situated within close proximity of Norwich Train Station and the Riverside Complex, Eastgate House is positioned in a highly sought after location.

EPC Rating B. Council Tax Band B.

ENTRANCE HALL

Fitted carpet, stairs to second floor with storage cupboard under.

LANDING

Fitted carpet.

BEDROOM

13'1" x 10'0"

A delightful double aspect room with large window giving an aspect to the east over Thorpe. Fitted carpet and radiator.

BEDROOM

9'11" x 9'0"

Wool carpet, radiator, double glazed window.

BATHROOM

Brown design with fully tiled floor and walls. Thermostatic over bath shower with fixed head and handset. Vanity unit including mounted sink and tap with LED-lit mirror above. Heated Chrome towel rail. WC with concealed cistern.

OPEN PLAN LOUNGE AND FITTED KITCHEN

26'10" x 13'11"

A light and spacious room with deep walk in cupboard, side window and French doors leading to the large roof terrace offering stunning elevated panoramic views.

Engineered wood floor and radiator.

Grey high gloss base and wall units with soft close drawers and doors. Single sink in stainless steel. Stone worktops with upstand and glass splashback. Integrated appliances including oven and gas hob, fridge freezer, dishwasher, washer drier and wine cooler.

TENANTS NOTE

The deposit for this property is £1644.

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

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

(www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

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. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

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 omission 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 £328.84. 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 tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

