

# Arnolds | Keys



**21 Eagle Walk, Newmarket Road, Norwich, NR2 2JA**

**£1,295 PCM**

- Mews Town House
- 3 Bedrooms
- Lounge / Diner With Direct Access To Courtyard Garden
- Bathroom, Ensuite and Cloakroom
- Walking Distance of City Centre
- Highly Sought After Location Off Newmarket Road
- Permit Parking
- Fitted Kitchen
- Private Courtyard Garden
- Carport For Additional Covered Outside Space

# 21 Eagle Walk, Norwich NR2 2JA

Mews Town House situated in a favoured location off Newmarket Road. Delightful accommodation with private courtyard garden, 3 BEDROOMS, ensuite and permit PARKING. Gas central heating & double glazing. Highly convenient tucked away location within walking distance of City Centre.

Situated in a prime residential area of Norwich, tucked away just off Newmarket Road to the south of the city, the accommodation includes an entrance hall, lounge / diner, fitted kitchen and cloakroom, whilst on the first floor are the bedrooms with an en suite to the principal room and a separate family bathroom.

Permit parking operates in the area and there is space to the front of the house together with a carport for a small car.

Newmarket Road is one of the most sought after addresses in Norwich, situated at the heart of the Golden Triangle and ideally placed for ease of access into the city on foot or by the regular public transport which operates in the area.

EPC Rating C. Council Tax Band D.



Council Tax Band: D



## **ENTRANCE HALL**

6'5" x 5'10"

Laminate flooring and radiator.

## **LOUNGE/DINER**

14'8" x 13'3"

A delightful room with direct access to the sunny rear courtyard. Laminate flooring, two radiators, feature fireplace, under stair cupboard and patio doors to garden.

## **KITCHEN**

9'1" x 7'8"

Excellent range of base and wall units with ample worktops. Inset sink, inset hob and oven, dishwasher and larder fridge / freezer. Gas fired boiler for central heating. Opening to dining area.

## **WC**

2'10" x 5'10"

Wash basin and WC.

## **FIRST FLOOR LANDING**

Fitted carpet and radiator.

## **BEDROOM**

13'4" x 8'2"

Fitted carpet, radiator and double glazed window.

## **ENSUITE SHOWER ROOM**

7'6" x 5'10"

Shower and wash basin. Radiator and cupboard housing washing machine.

## **BEDROOM**

9'7" x 8'2"

Fitted carpet, radiator and fitted wardrobe. Double glazed window.

## **BEDROOM**

9'9" x 7'10"

Fitted carpet, radiator, book shelves and double glazed window.

## **BATHROOM**

7'1" x 5'11"

Bath with shower over, wash basin and WC. Tiled splash backs and radiator.

## **OUTSIDE**

This residential property is located within a controlled parking zone.

You can apply for two residents' and visitor scheme on-street parking permits via the Norwich City Council website.

There is an area to the front of the property for

parking. The carport could provide covered parking for a small car or can be used as additional garden / outside space.

To the rear of the property is a delightful sunny and private courtyard.

## **TENANTS NOTE**

The deposit for this property is £1494.

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

All main services 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.

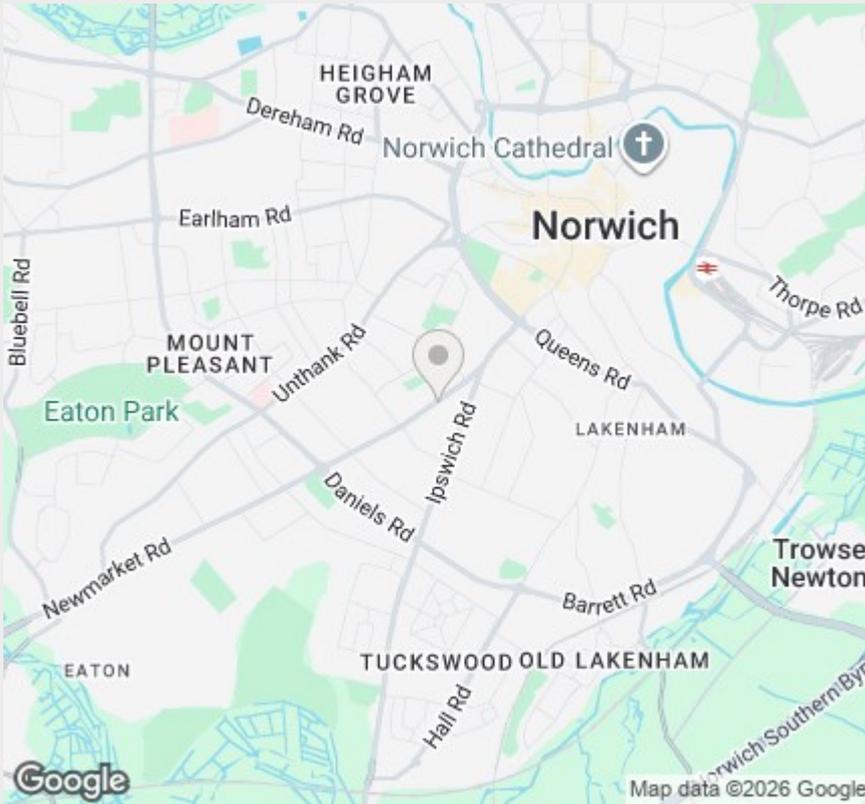
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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 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 £298.84. 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.



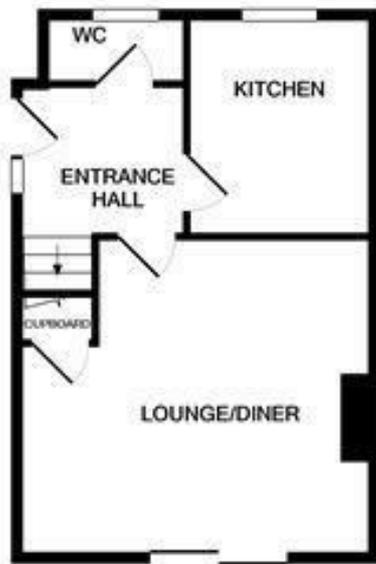
## Viewings

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

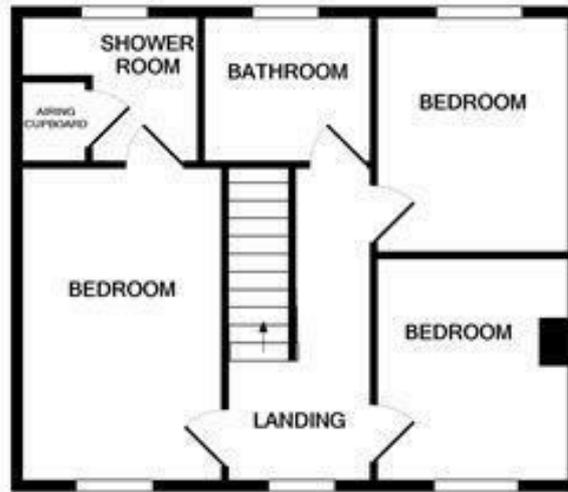
## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

