

# Arnolds | Keys



**48 St Albans Road, Norwich, Norfolk, NR1 2QY**

**£895 Per Calendar Month**

- Newly Decorated First Floor Flat
- 2 Double Bedrooms
- Gas Central Heating and Double Glazing
- Garden Area To The Front
- EPC Rating: C
- Bay Fronted Sitting Room
- Bathroom With Over Bath Shower
- Popular South City Location
- Council Tax: B.

25 King Street, Norwich, Norfolk, NR1 1PD  
01603 620551

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# 48 St Albans Road, Norwich NR1 2QY

Newly decorated, mature first-floor flat located within walking distance of the city centre. The property features a fitted kitchen with oven and hob, a bathroom with shower over bath and a separate WC. A bright, south-facing lounge provides a pleasant living space, complemented by 2 double bedrooms.

Benefits include gas central heating, UPVC double glazing and a garden area to the front.

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 Lady Mary Road via Grove Road or Trafford Road, it is ideally placed for a wide range of local amenities, making it an ideal choice for professionals.

This residential property is located within the W controlled parking zone and residents will need to apply to Norwich City Council for on street parking permits.

EPC Rating: C. Council Tax: B.



Council Tax Band: B



## **STAIRS TO FIRST FLOOR**

Entrance door and stairs to first floor. Newly decorated. Door into apartment.

## **ENTRANCE HALL**

5'9" x 6'7"

Newly decorated, carpet.

## **LOUNGE**

max 17'7" x 15'2"

Newly decorated, carpet, radiator and double glazed bay window.

## **KITCHEN**

9'10" x 8'9"

Newly decorated, vinyl, good range of base and wall units with inset hob, oven and sink. Wall hung gas boiler. Double glazed window.

## **INNER HALL**

4'11" x 6'9"

Newly decorated, carpet.

## **BATHROOM**

6'0" x 4'9"

Newly decorated, bath with shower over and wash basin. Radiator and double glazed window.

## **SEPERATE WC**

2'11" x 6'1"

Newly decorated, vinyl, radiator, double glazed window, WC and basin.

## **BEDROOM**

max 14'0" x 14'3"

Newly decorated, carpet, radiator and double glazed bay window.

## **BEDROOM**

13'5" x 8'11"

Newly decorated, carpet, radiator and double glazed window.

## **OUTSIDE**

Garden area to the front. On street permit parking operates in this area.

## **TENANTS NOTE**

The deposit for this property is £1032.

EPC Rating C. 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](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) or [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://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 and may also have been taken before the current tenancy started. 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 £206.53. 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.





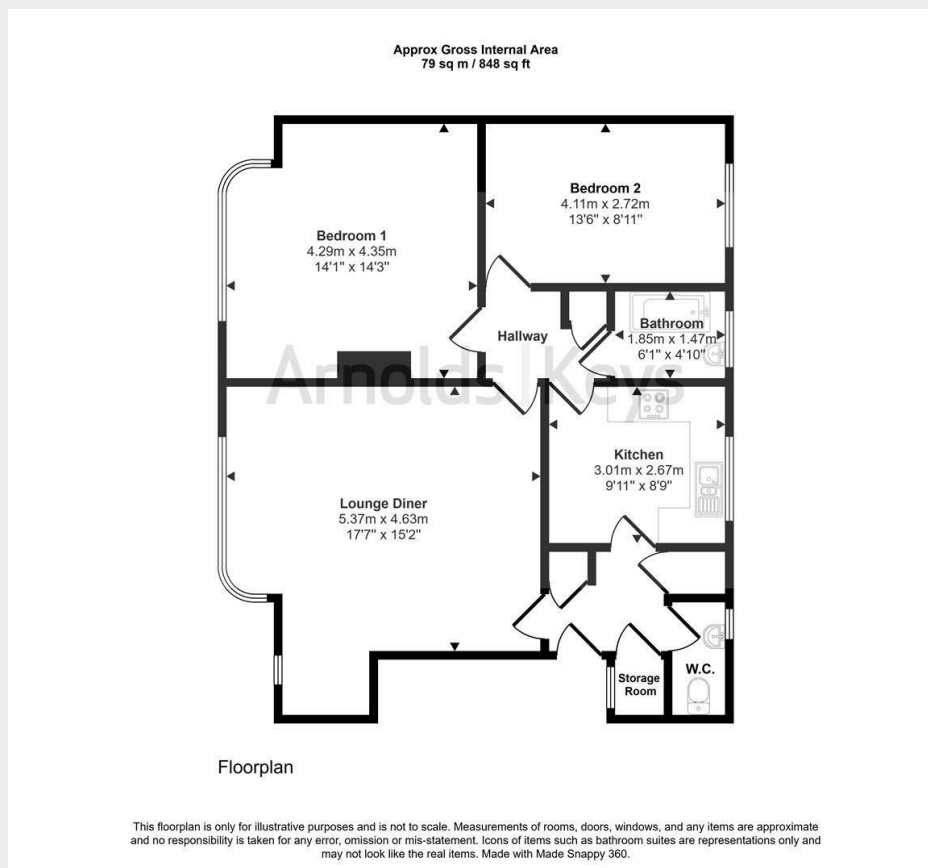
## Viewings

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>	<b>77</b>	<b>77</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	



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.



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