



## Flat 42 Eastgate House 122 Thorpe Road, Norwich, Norfolk, NR1 1FF £1,295 Per Calendar Month

- Third Floor Apartment
- Large Open Plan Living Space With Fully Fitted Kitchen
- Quality Fixtures and Fittings Throughout
- Gas Central Heating
- Lift Access and Secure Entry
- Prime City Location
- 2 Bedrooms
- Ensuite Shower Room and Separate Bathroom
- Double Glazing

# Flat 42 Eastgate House 122 Thorpe Road, Norwich NR1 1FE

This third-floor apartment comprises two double bedrooms, one with an en suite, along with a family bathroom. It features an open-plan living area and a fitted kitchen, with doors opening to a Juliet balcony.

The property further benefits from gas central heating and uPVC windows.

EPC Rating: C

Council Tax Band: B



Council Tax Band: B



2 bedroom third floor flat finished to a high specification with video entry system and LED task lighting.

Lift access. Gas central heating and double glazing.

The kitchen is equipped with appliances, soft close doors and drawers and stone worktops.

Exposed wood flooring and carpets to the bedrooms.

Located in close proximity to the railway station and with easy access to the city centre and river side complex.

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

## **ENTRANCE HALL**

Engineered wood floor. Entry phone system.

## **BATHROOM**

6'11" x 5'5"

Grey 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.

## **KITCHEN/SITTING/DINING/ROOM**

17'7" x 17'1"

Grey high gloss base and wall units with soft close drawers and doors. Blanco 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.

Engineered wood floor, radiator, double glazed windows and Juliet balcony with elevated views.

## **BEDROOM**

8'4" x 13'0"

Wool carpet, radiator, double glazed window.

## **BEDROOM**

4'7" x 7'3"

Wool carpet, radiator, double glazed window.

## **ENSUITE SHOWER ROOM**

4'7" x 7'3"

Grey design with fully tiled floor and walls.

Thermostatic 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.

The deposit for this property is £1,494

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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. 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 216812 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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.

