

# Arnolds | Keys



**11 Ellis Gardens, Keswick Hall, Norwich, Norfolk, NR4 6RX**

**£825 PCM**

- 1 Bedroom End Terrace House
- Double Aspect Lounge
- Gas Central Heating and Double Glazing
- EPC Rating: B
- Picturesque Location With Access To and Use Of Keswick Hall Grounds, Swimming Pool and Tennis Court
- Off Road Parking
- Double Bedroom

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# 11 Ellis Gardens, Norwich NR4 6RX

Located in the attractive grounds of Keswick Hall, this one-bedroom end of terrace house offers comfortable living in a unique setting. The property includes a private entrance hall, a bright lounge and a fitted L-shaped fitted kitchen. Upstairs, there is a double bedroom and a bathroom.

Residents benefit from access to well-maintained communal gardens, an outdoor swimming pool and tennis courts. Additional features include gas central heating, double glazing and off-street parking.



Council Tax Band: A



Ellis Gardens forms part of the Keswick Hall development south of Norwich in the popular village of Keswick. Close by are the villages of Eaton, Cringleford and Mulbarton offering a good selection of amenities including schooling, shops, supermarkets, pubs, restaurants and public transport. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

EPC Rating B. Council Tax Band A.

### **LOUNGE**

10'09" x 12'03"

Dual aspect UPVC double glazing windows, radiator and fitted carpet.

### **KITCHEN**

max 10'08 x 7'09

L shaped kitchen. Beech effect units. Electric oven and hob. Space for under counter fridge and washing machine. UPVC double glazed window.

### **BATHROOM**

max 4'11 x 10'08

White three piece suite. Shower over the bath. Radiator. UPVC double glazed window.

### **BEDROOM**

10'08 x 12'03

Dual aspect UPVC double glazing windows, radiator and fitted carpet.

### **OUTSIDE**

Off road parking.

Maintained gardens, grounds, swimming pool and tennis courts

### **TENANTS NOTE**

The deposit for this property is £951.

All mains 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 the marketing photographs for this property may have been taken before the start of the last tenancy and 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.

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 £190.38. 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>	<b>82</b>	<b>85</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	

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.

