



16 Bracondale Court, Bracondale, Norwich, Norfolk, NR1 2AS

£1,100 PCM

- Spacious and Versatile Art Deco Style First Floor Apartment
- Lounge and Separate Dining Room
- Bathroom with Over Bath Shower
- New Decorations and New Carpets
- Favoured Location
- 2 Double Bedrooms
- Kitchen with Appliances
- Gas Central Heating & Double Glazing
- GARAGE
- Front Garden

16 Bracondale Court, Norwich NR1 2AS

Bracondale Court is a charming Art Deco style development of apartments located close to the City Centre off Bracondale. This delightful first floor apartment, built in the late 1940s, offers a perfect blend of character and modern versatile living. The accommodation includes 2 RECEPTION ROOMS and 2 well-proportioned DOUBLE BEDROOMS which provide for a comfortable living space.

The apartment also features a bathroom with over bath shower and kitchen with appliances.

Aside from the location, one of the other standout features of this property is the dedicated parking space for one vehicle provided by the GARAGE, a valuable asset in this bustling city.

Bracondale Court is situated in a desirable location, providing easy access to the City Centre, local amenities, shops, and transport links including regular bus services which operate in the area. Thorpe Train Station is within walking distance.

EPC Rating C. Council Tax Band C.



Council Tax Band: C



ENTRANCE LOBBY

Entrance door, stained wood floor. Stairs to first floor.

FIRST FLOOR LANDING

New fitted carpet. Built in cupboard and built in meter cupboard.

LIVING ROOM

15'1" x 12'4"

New fitted carpet, double glazed window, radiator, fireplace and door out onto small roof terrace. Double doors to dining room.

DINING ROOM

8'6" x 7'6"

New fitted carpet, radiator and double glazed window.

KITCHEN

11'9" x 8'3"

Good range of beech effect base and wall units. Appliances. Door onto rear balcony. Pantry cupboard.

BEDROOM 1

14'2" x 11'7"

New fitted carpet, radiator, double glazed window to front and built in wardrobes.

BEDROOM 2

New fitted carpet, radiator, double glazed window to rear, built in wardrobe and sink.

BATHROOM

Suite with shower over the bath, wc and wash basin.

OUTSIDE

Small front garden. Single garage en-bloc.

TENANTS NOTE

The deposit for this property is £1269.

EPC Rating C. Council Tax Band C - 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 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 £253.84. 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			
(69-80) C		69	74
(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.

