



9 Tenison Court, Eaton, NR4 7BA

£900 PCM

- 2 Bedroom Flat
- Lounge/Dining Room
- Bathroom with Shower Over Bath
- New Carpets
- Off Road Parking
- Hall Entrance
- Fitted Kitchen
- Redecorated
- Gas Central Heating & Double Glazing
- Good Access for City, N&N, UEA, A47 and A11

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NEW CARPETS and REDECORATED. First floor 2 BEDROOM apartment in the popular centre of Eaton. The flat includes an entrance hall, lounge / diner, kitchen and bathroom with shower over the bath. The property has gas central heating, double glazing and 1 ALLOCATED OFF ROAD PARKING SPACE. There is a communal cycle storage building.



Council Tax Band: B



This property is located in the centre of Eaton which is a sought-after suburb of Norwich with a range of shops, cafés and pubs along with everyday essentials like a supermarket, post office, and doctors' surgery. The area is well known for its close proximity to the University of East Anglia and John Inness Centre. Regular public transport operates into the City, and the A11 and Norwich Southern bypass are nearby for those commuting.

EPC Rating C. Council Tax Band B.

HALL ENTRANCE

Cupboard and airing cupboard. New fitted carpet.

LOUNGE/DINER

16'3" x 11'1"

New fitted carpet, radiator and double glazed window.

KITCHEN

7'2" x 6'8"

Wall and base units. Gas hob and electric oven.

BEDROOM ONE

12'6" x 8'4"

Double bedroom. New fitted carpet, radiator and double glazed window.

BEDROOM TWO

7'2" x 7'2"

Single bedroom. New fitted carpet, radiator and double glazed window.

BATHROOM

6'6" x 5'4"

Coloured suite of WC, wash basin, tiled walls and bath with shower over.

OUTSIDE

Allocated off road parking space.

Secure cycle storage.

TENANTS NOTE

The deposit for this property is £1038

EPC Rating C. Council Tax Band B - 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

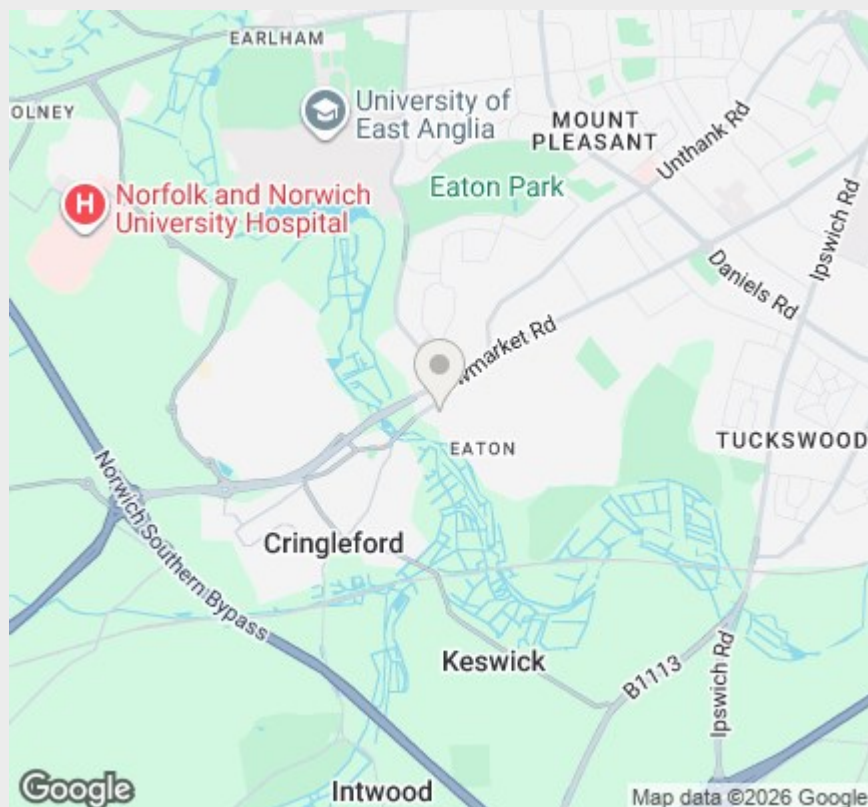
property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

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 £207.69. 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	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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.



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