

# Arnolds | Keys



57 Baxter Court, Aylsham Road, Norwich, NR3 2ST

£795 PCM

- Modern, Stylish and Neutral
- Hall Entrance
- Lounge / Diner
- Gas Central Heating
- Parking
- One Bedroom 1st Floor Flat
- White High Gloss Kitchen
- Double Bedroom
- UPVC Double Glazing
- EPC Rating B

# 57 Baxter Court, Norwich NR3 2ST

Modern, stylish and neutral. One bedroom 1st floor flat. Hall entrance, good size lounge / diner, white high gloss kitchen, double bedroom and white bathroom. Gas central heating and UPVC double glazing. Off road parking.

Ideally situated just a short drive from Norwich city centre, the popular north Norwich location provides excellent access both into the City and out towards the ring road for convenient commuting. The area offers a wide range of local amenities including shops, schools for all ages, pubs and regular public transport. Waterloo Park and other recreational areas are nearby.

EPC Rating B. Council Tax Band A.



Council Tax Band: A



## **HALL ENTRANCE**

Hickory effect laminate floor. 2 storage cupboards.

## **LOUNGE/DINER**

15'9" x 10'8"

Hickory effect laminate floor, radiator and double glazed windows.

## **KITCHEN**

8'7" x 6'9"

White high gloss units. Induction hob and electric oven. (The gas hob seen in the photographs has since been changed to an electric induction hob).

## **BEDROOM**

10'8" x 10'4"

Hickory effect laminate floor, radiator and double glazed window.

## **BATHROOM**

7'5" x 4'9"

White suite with shower over the bath. Tiled floor.

## **OUTSIDE**

Off road parking.

## **TENANTS NOTE**

The deposit for this property is £917.

EPC Rating B. Council Tax Band A - 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.

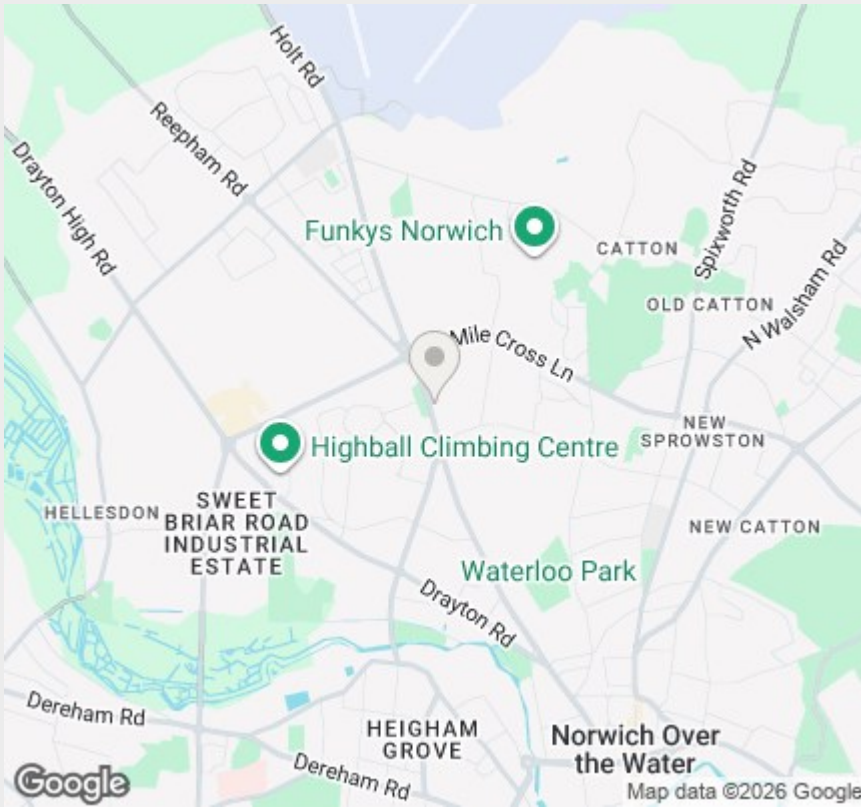
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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 £183.46. 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>81</b>	<b>81</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 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.

