



## 10 Abbey Court Bracondale, Norwich, NR1 2AW

£825 Per Calendar Month

- Ground Floor Flat
- Comfortable Walk To City Centre, Riverside, Train Station etc.
- Refurbished early in 2024
- Gas Central Heating
- Permit Parking Operates In The Area
- Favoured Location On Bracondale
- 1 Double Bedroom
- Attractive Modern Kitchen
- UPVC Double Glazing
- Lounge and Bathroom

# 10 Abbey Court Bracondale, Norwich NR1 2AW

GROUND FLOOR 1 bedroom flat located in this highly popular and convenient location. REDECORATED and NEW FITTED KITCHEN early in 2024. Gas fired central heating and UPVC double glazing. Permit parking operates in the vicinity. Accommodation includes an entrance hall, lounge, double bedroom, bathroom and kitchen.



Council Tax Band: A



Bracondale is one of the City's most sought after locations, providing easy access to the City Centre, local amenities, shops, and transport links including regular bus services which operate in the area. The City Centre is a fairly comfortable 10 to 15 minute walk, as is Thorpe Train Station and Riverside area.

EPC Rating D. Council Tax Band A.

### **ENTRANCE HALL**

Laminate flooring, radiator and built in cupboard.

### **LOUNGE**

11'11" x 11'10"

Laminate flooring, radiator, UPVC double glazed window and fire surround.

### **BEDROOM**

11'6" x 15'3" narrowing to 11'11"

Laminate flooring, radiator and UPVC double glazed window.

### **BATHROOM**

Bath with shower attachment, wash basin and WC. Radiator and UPVC double glazed window.

### **KITCHEN**

8'3" x 6'11"

Range of base and wall units, work tops, inset sink, inset hob and oven. UPVC double glazed window.

### **TENANTS NOTE**

The deposit for this property is £951.

EPC Rating D. Council Tax Band A - Norwich City

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. The floor plan is provided for general information and an indication of layout and must not be relied upon.

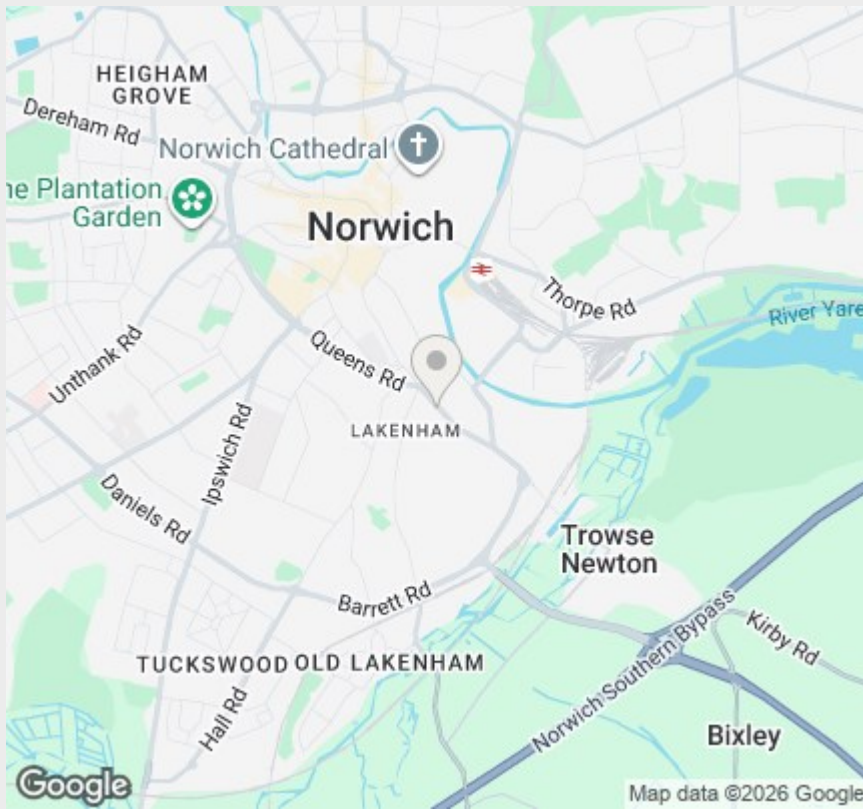
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and

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 £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.



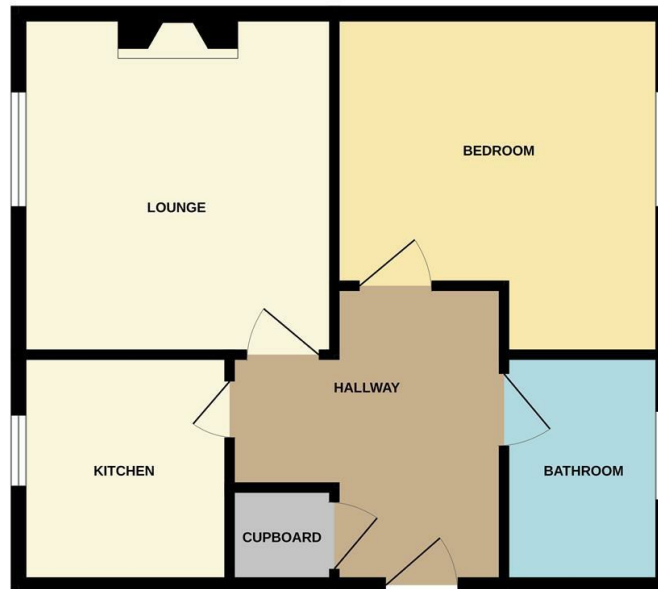
## Viewings

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(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	

### GROUND FLOOR



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.

