



TO LET

£950 PER CALENDAR MONTH

Tenison Court, Eaton, NR4 7BA

Arnolds | Keys



# THE PROPERTY

## 15 Tenison Court, Eaton, NR4 7BA

Well-presented 2 BEDROOM 3rd floor flat situated in a highly convenient location, just a short walk from a range of local amenities including Waitrose. The accommodation offers a welcoming entrance hall, a spacious 17' lounge / diner providing ample space for both relaxing and entertaining, a kitchen, 2 well-proportioned bedrooms and a bathroom with shower over the bath.

Further benefits include gas central heating, uPVC double glazing throughout, an ALLOCATED OFF ROAD PARKING SPACE and a secure bike storage.

Located in the highly desirable suburb of Eaton, this property enjoys easy access to a wealth of local amenities, excellent transport links, and beautiful green spaces. One of Norwich's most popular residential areas, Eaton is well known for its convenient access to both the city centre and the University of East Anglia.

EPC Rating C. Council Tax Band B.



*2 bedroom flat with parking, situated at the heart of this sought after suburb with wide ranging amenities on the doorstep*



2



1



1



B



C

# THE DETAILS

## Property Details

### HALL ENTRANCE

Airing cupboard.

### LOUNGE/DINER

Fitted carpet, radiator, uPVC double glazed window and door to kitchen.

### KITCHEN

Oak wall and base units. Gas hob and electric oven. Stainless steel sink and uPVC double glazed window.

### BEDROOM ONE

Double bedroom. Fitted carpet, radiator and uPVC double glazed window.

### BEDROOM TWO

Single bedroom. Fitted carpet, radiator and uPVC double glazed window.

### BATHROOM

Champagne suite with shower over the bath.

### OUTSIDE

Allocated off road parking.

### TENANTS NOTE

The deposit for this property is £1096.

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.

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.

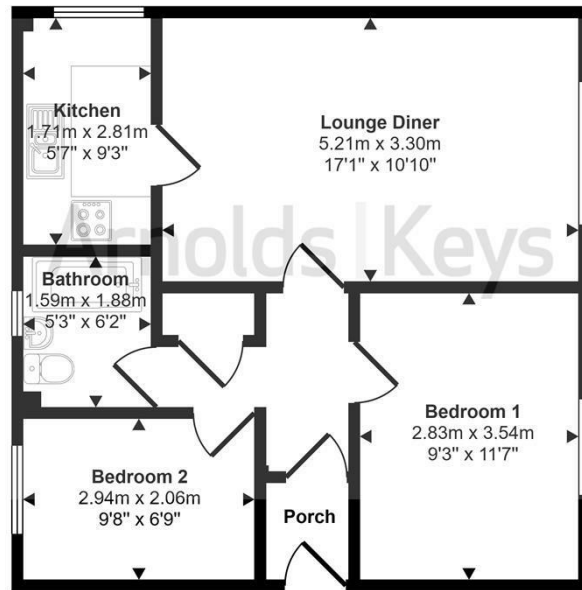
The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £219.23. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the 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.



## Location

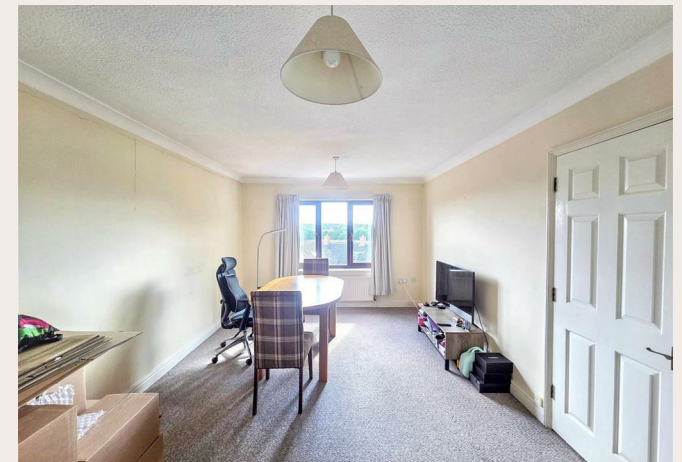
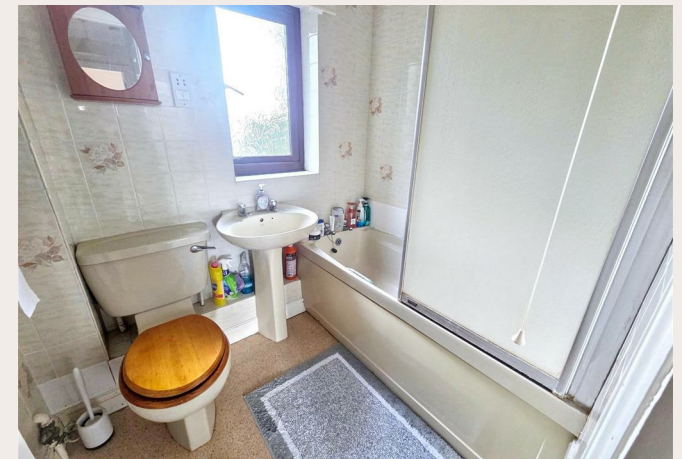
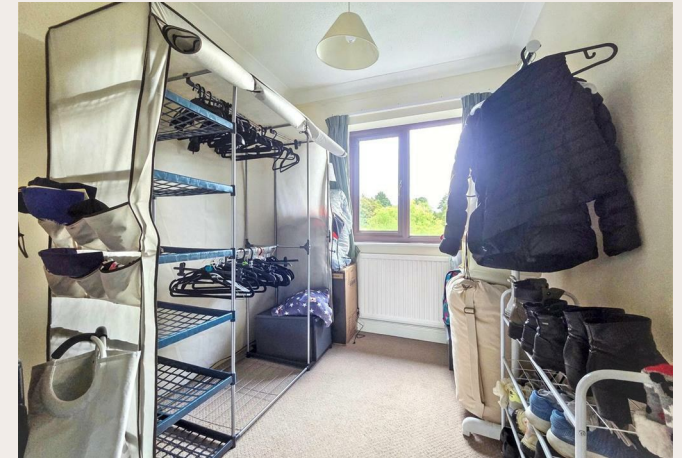
Located in the highly desirable suburb of Eaton, this property enjoys easy access to a wealth of local amenities, excellent transport links, and beautiful green spaces. One of Norwich's most popular residential areas, Eaton is well known for its strong community atmosphere, quality schools, and convenient access to both the city centre and the University of East Anglia. [what3words - ///toys.memory.brain](https://www.what3words.com/what3words-///toys.memory.brain)

Approx Gross Internal Area  
50 sq m / 535 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Contact Us

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| 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>                            | 74                      | 74        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |