



TO LET

**£1,450 PER CALENDAR MONTH**

122 Thorpe Road, Norwich, NR1 1FE

**Arnolds | Keys**



# THE PROPERTY

## Flat 56 Eastgate House (and car parking space 2) 122 Thorpe Road, Norwich, NR1 1FE

**\*NO DEPOSIT OPTION AVAILABLE\*** An exceptional duplex apartment offering stylish contemporary living and stunning city views.

Set across 2 floors, this beautifully presented 2 double bedroom duplex apartment must be viewed to be fully appreciated. Both bedrooms enjoy far-reaching views, with the principal bedroom benefiting from an en-suite shower room, complemented by a separate modern bathroom.

The impressive high-level living space is flooded with natural light and showcases panoramic views, which can also be enjoyed from the private roof terrace. A well-appointed fitted kitchen comes complete with integrated appliances.

Further benefits include an allocated parking space, uPVC double glazing and gas central heating.



*Located close to Norwich city centre and within easy walking distance of the train station, the area is ideal for commuters*



2



2



1



A



B

# THE DETAILS

## Property Details

### ENTRANCE HALL

Engineered wood floor, entry phone and stairs to second floor.

### BEDROOM

Wool carpet, radiator, double glazed window. Juliette balcony.

### ENSUITE

Grey design with fully tiled floor and walls. Over bath shower with fixed head and handset. Vanity unit including mounted sink and tap with LED-lit mirror above. Heated Chrome towel rail. WC with concealed cistern.

### BEDROOM

Wool carpet, radiator, double glazed window.

### BATHROOM

Grey design with fully tiled floor and walls. Over bath shower with fixed head and handset. Vanity unit including mounted sink and tap with LED-lit mirror above. Heated Chrome towel rail. WC with concealed cistern.

### SECOND FLOOR

#### OPEN PLAN LOUNGE AND FITTED KITCHEN

A light and spacious room with large picture windows and French doors offering stunning elevated aspects.

French doors to roof terrace.

Kitchen with grey high gloss base and wall units with soft close drawers and doors. Single sink in stainless steel. Stone worktops with upstand and glass splashback. Integrated appliances including oven and gas hob, fridge freezer, dishwasher, washer drier and wine cooler. Engineered wood floor and radiator.

### ROOF TERRACE

Large paved area with stunning panoramic views.

### TENANTS NOTE

The deposit for this property is £1673.

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. 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.

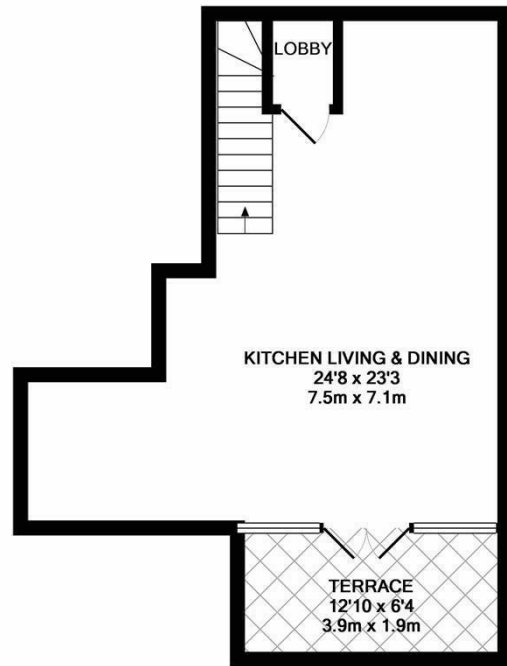
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

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 £334.61. 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.

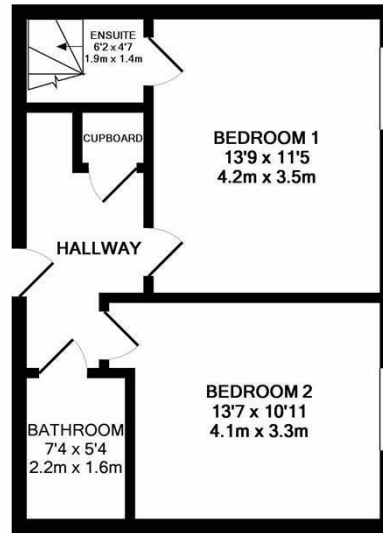


## Location

Located close to Norwich city centre and within easy walking distance of the train station, the area is ideal for commuters. Residents can enjoy a great selection of nearby cafés, restaurants, shops, and riverside walks. What3Words location - fund.master.player



1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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>                            |                         |           |
| (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 |                         |           |
|                                             | 83                      | 83        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |