

TO LET

£1,195 PER CALENDAR MONTH

Thorpe Road, Norwich, NR1 1FE

Arnolds | Keys





THE PROPERTY

Flat 11 Eastgate House and parking space 20 Thorpe Road, Norwich, NR1 1FE

NO DEPOSIT OPTION AVAILABLE Spacious 2 Bedroom Ground Floor Apartment with Allocated Parking. This well-presented ground floor apartment offers spacious and practical accommodation throughout and benefits from an allocated parking space.

The property includes an entrance hallway and a bright open-plan living area. The fitted kitchen comes complete with appliances, providing everything needed for modern living.

There are 2 double bedrooms and a family bathroom fitted with a shower over the bath.

The property also benefits from uPVC windows and gas central heating.

EPC Rating C. Council Tax Band B - Norwich City Council.

Spacious and well-presented 2 bedroom ground floor apartment within walking distance of the city centre.

2 1 1 B C

THE DETAILS

Property Details

ENTRANCE HALL

KITCHEN/SITTING/DINING ROOM
Grey high gloss base and wall units with soft close drawers and doors. Blanco 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 radiator and double glazed window. Juliette balcony.

BATHROOM
Grey design with fully tiled floor and walls. Thermostatic 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.

BEDROOM
Wool carpet, radiator, double glazed window.

TENANTS NOTE
The deposit for this property is £1378.

EPC Rating C. Council Tax Band B - Norwich City Council
Mains water, electric, gas and drainage 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 emission 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 £275.76. 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

Eastgate House is conveniently located near local amenities, transport links, and green spaces, allowing for a balanced lifestyle. Whether you are looking to enjoy the cultural offerings of Norwich or simply wish to unwind in a peaceful setting, this flat provides the perfect base. What3words location - cheese.rust.flip

Approx Gross Internal Area
50 sq m / 534 sq ft



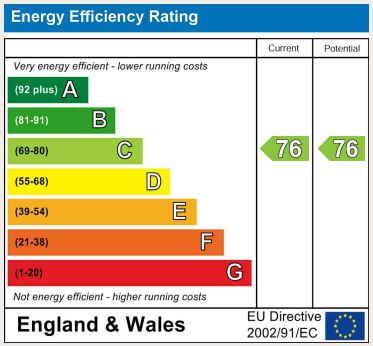
Floorplan

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

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551