



MAGDALEN STREET, NORWICH NR3 **LET AGREED**

£750 PCM

Modern one bedroom furnished apartment, freshly decorated throughout within small courtyard setting, walking distance of Norwich centre. Fitted kitchen with appliances, bathroom with shower over. Full gas central heating.

- 1 Double Bedroom
- Furnished
- Bathroom with shower over bath
- Damage Deposit £865

Modern first floor furnished one bedroom apartment within walking distance of Norwich City centre and close to all amenities.

Property comprises of; Spacious lounge with Juliette balcony, dining table and chairs, one sofa and tv unit.

Fitted kitchen with built-in washing machine, fridge/ freezer, hob, oven, extractor.

Bedroom with wardrobe, chest of drawers, bedside drawers and a double bed.

Bathroom with shower over.

Full gas central heating.

Sorry no parking

Fully double glazed and intercom entry system.

Available approximately 5th April 2024

Norwich City Council Tax Band B

Bike store.

No children, smokers, or pets.

Viewings - Strictly by appointment with Kings & Co Lettings 01603 666689

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: Band B (Norwich City Council)

Deposit: £865

Holding Deposit: £173



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.