



PALMER ROAD, NORWICH

£775 PCM

Unfurnished, one-bedroom, first-floor flat conveniently located within easy reach of Norwich City Centre. The property will be newly decorated throughout and offers excellent transport links along with convenient access to local amenities.

- Newly refurbished
- First Floor Flat
- 1 Bedroom
- Unfurnished
- New gas central heating

Unfurnished, one-bedroom, first-floor flat conveniently located within easy reach of Norwich City Centre. The property will be newly decorated throughout and offers excellent transport links along with convenient access to local amenities.

Upon entry, you are welcomed into a small entrance hallway providing access to the bathroom and main living area. The property has been newly redecorated throughout in neutral tones.

Lounge

A well-proportioned living room with newly fitted carpet and a large front aspect Bay window, allowing good natural light. A built-in storage cupboard provides useful additional space. Doors lead through to the bedroom and kitchen.

Kitchen

Fitted with a range of modern base units with wood-effect worktops. Appliances include an electric oven and a hob with an extractor over. Vinyl flooring and a rear aspect window.

Bedroom

A double bedroom with neutral carpet, radiator and a window to the front aspect.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with a shower over, WC and wash basin. Finished with vinyl flooring and a heated towel rail.

Further benefits include new gas central heating and double glazing throughout.

Suitable for a single professional or a couple.

Available: Immediately

On-Street parking is available.

Norwich City Council Tax Band A = £1,594.39 (2025/26)

EPC = D

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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 A (Norwich City Council)

Deposit: £893

Holding Deposit: £175



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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.