



RUSSELL STREET, NORWICH

£875 PCM

Unfurnished two bedroom second floor flat within walking distance of City centre and close to amenities. Lounge, kitchen, bathroom with shower over.

- 2 Bedrooms
- Flat
- Unfurnished
- Kitchen with appliances
- Lounge/diner
- Bathroom with shower over bath
- Second floor
- Permit parking

Two-bedroom, unfurnished second-floor flat ideally situated close to local amenities and within walking distance of the City Centre. The property also benefits from on-street permit parking.

This property comprises of:-

Upon entry, you are welcomed into an entrance hallway leading through to all rooms. Neutral décor and fitted carpeting feature throughout the property.

Lounge/Dining Room

A spacious dual-aspect lounge/dining room fitted with carpet and featuring two uPVC sealed window units.

Kitchen

Fitted with a range of wall and base units, stainless steel sink/drainage, built-in storage cupboard and uPVC sealed window unit. Appliances included are an electric cooker, washing machine, and fridge/freezer.

Bedroom One

A good-sized double bedroom fitted with carpet and featuring a uPVC sealed window unit.

Bedroom Two

A single bedroom fitted with carpet and featuring a uPVC sealed window unit.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with electric shower over and wash basin. Separate WC. Finished with neutral décor.

Further benefits include electric heating, full double glazing, and permit parking available on-street.

Heating and hot water are charged at an additional £60.00 per month.

Available to let approximately the first week of July 2026.

Norwich City Council Tax Band A (£1,668.95 2026/27)

Viewings - Strictly by appointment with Kings & Co Lettings

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

References are undertaken by an external referencing agency 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 A (Norwich City Council)

Deposit: £1,005

Holding Deposit: £200



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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.