



SCOLES GREEN, NORWICH

£1,000 PCM

Two bedroom unfurnished or part furnished ground floor apartment within a few minutes walk of Norwich City centre. Fitted kitchen with appliances. Bathroom with shower over bath. Secure underground parking available.

- 2 Bedrooms
- Part/unfurnished
- Kitchen with appliances
- Damage Deposit £1210

Two bedroom unfurnished or part furnished ground floor apartment within a few minutes walk of Norwich City centre

The apartment is located in a small gated development off Rouen Road. Property comprises:-

Entrance into hallway with doors leading to both bedrooms, bathroom and open plan kitchen/ lounge.

Storage cupboard in entrance hallway.

Bedroom 2, fitted carpet, built in wardrobes, storage unit, window to side aspect, electric heater.

Bathroom with white three piece suite and electric shower over bath.

Bedroom 1, fitted carpet, window to front aspect, electric heater and shelving unit.

Kitchen/Open plan living room. Fitted with range of wood effect wall and base units, freestanding fridge/ freezer, under counter washing machine, under counter dishwasher and freestanding electric oven and hob.

Lounge with grey wood effect flooring, electric heater, window to front aspect.

Property can come unfurnished or part furnished with a grey couch, red leather arm chair and wooden dining table with 4 chairs.

Norwich City Council Tax Band B

Parking by negotiation.

Available to let approximately beginning April 2024

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.

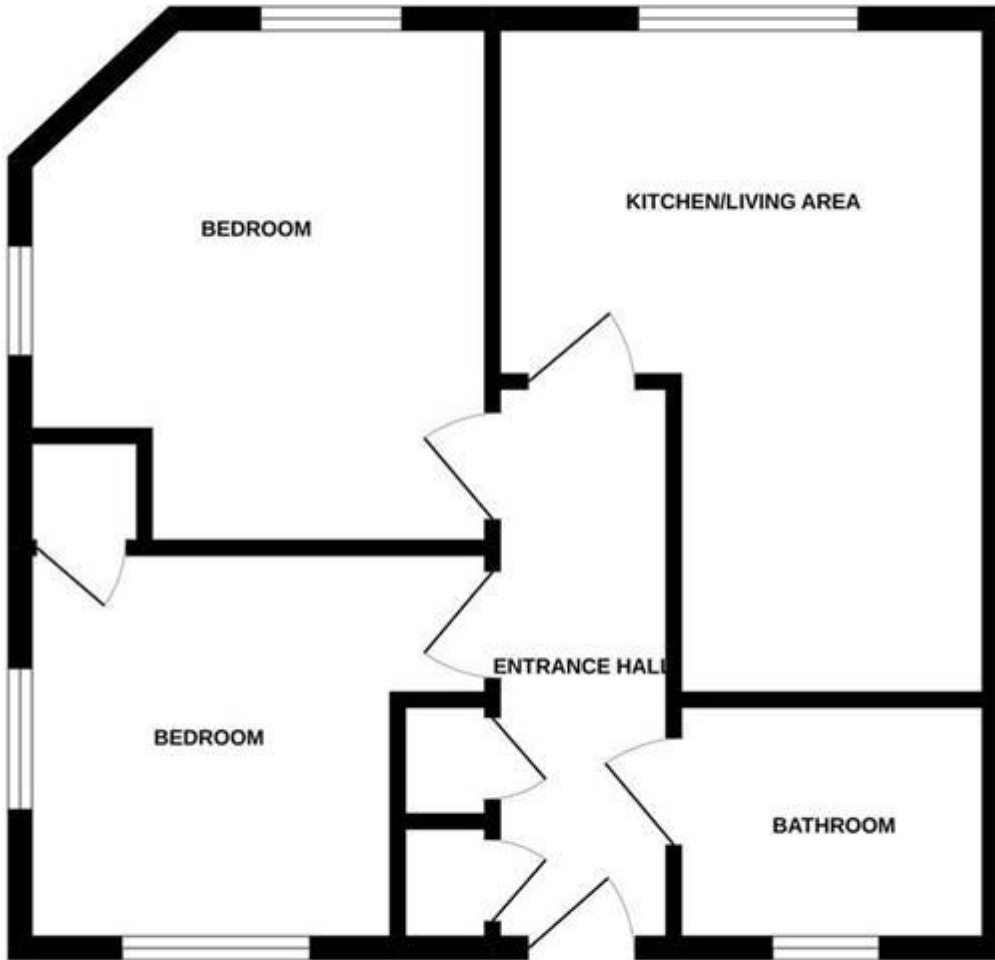
Council Tax Band: B (Norwich City Council)

Deposit: £1,210

Holding Deposit: £240



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.



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