



3 SIDESTRAND

£1,200 PCM

Two-bedroom furnished apartment located in a popular riverside development, ideally positioned for easy access to Norwich city centre, the train station, and major road links including the A47 and ring roads.

- 2 Bathrooms
- 2 Bedrooms
- Integrated Appliances
- Juliette balcony
- parking space

Two-bedroom furnished apartment located in a popular riverside development, ideally positioned for easy access to Norwich city centre, the train station, and major road links including the A47 and ring roads.

Entrance Hall

Entrance hallway with fitted carpet and neutral décor. Provides access to all principal rooms.

Lounge/Kitchen

A bright open-plan living area with fitted carpet in the lounge and French doors opening to a Juliette balcony, allowing for plenty of natural light. The lounge area features blue two-seater sofas and a wooden coffee table.

The kitchen is fitted with a contemporary range of wood-effect wall and base units, complemented by black countertops. Integrated appliances include an integrated electric oven and hob, fridge freezer, dishwasher, and washing machine.

Bedroom One

A generous double bedroom with neutral décor and fitted carpet. Benefits from a private en suite shower room.

Bedroom Two

Single bedroom, also with fitted carpet and neutral walls. Ideal as a home office.

Main Bathroom

Modern bathroom fitted with a three-piece suite including a panelled bath with a shower over, WC, and hand basin. Finished with neutral tones.

Electric heating.

Allocated parking.

Sorry, no pets.

Water rates at an additional charge.

Norwich City Council Tax Band C (£2,125.86 2025/26)

Available to let approximately 11th August 2025

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.

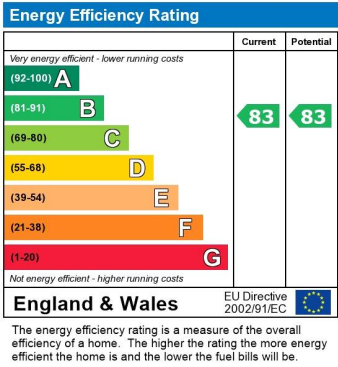
Council Tax Band: Band C (Norwich City Council)

Deposit: £1,380

Holding Deposit: £275

Parking options: Off Street





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.