



## EAST BANK, WHERRY ROAD, NORWICH, NR1

### £1,250 PCM

Furnished, first floor, two bedroom, two bathroom apartment with views over the River Wensum. Fitted kitchen with appliances. External patio area. Full gas central heating. Secure allocated parking space.

- Apartment
- Furnished
- 2 Double Bedrooms
- 2 Bathrooms
- Damage Deposit £1410
- Juliette balcony
- Secure Parking
- Council Band C

Furnished, first floor, two bedroom, two bathroom apartment overlooking the River Wensum situated in the popular Riverside area within walking distance to City Centre and train station.

Property comprises of entrance into hallway with all doors leading off, fitted carpet and intercom entry system.

Master bedroom with double bed, built in wardrobe, fitted carpet and French doors to patio area.

En suite with shower cubicle and white basin and wc.

Second bedroom is of a double size with a single truckle bed, wardrobe storage unit, fitted carpet and window to rear.

Family bathroom with shower over bath and white basin and wc.

Lounge with double sofa, table and 4 chairs, vinyl flooring, window and Juliet balcony with views over the river.

Kitchen area with range of beech wall and base units, vinyl flooring with built in washing machine, dishwasher, fridge freezer, electric oven and hob.

Double glazing throughout.

Full gas central heating.

One allocated secure parking space.

Property is available to let approximately 3rd June 2024

Norwich city council tax band C.

Water rates are billed at £25 per month.

Sorry, not suitable for students, children or pets.

Viewings - Strictly by appointment with Kings & Co Lettings

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 C (Norwich City Council)

Deposit: £1,410

Holding Deposit: £280



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.