



OLD PALACE ROAD, NORWICH

£900 PCM

Two bedroom unfurnished second floor flat within walking distance of Norwich City centre. Modern kitchen and bathroom. Property will be newly decorated throughout.

An unfurnished second floor flat located within walking distance of Norwich City Centre, property comprises:-

Entrance into hallway with doors leading to kitchen and lounge

Kitchen, with range of white pattern wall and base units, freestanding cooker, space for washing machine, tumble dryer and fridge freezer, window to rear aspect, vinyl flooring

Lounge with laminate flooring, radiator, window to front aspect, door to balcony and door through to inner hallway

Inner hallway with doors leading to bathroom, two bedrooms and storage cupboard

Bathroom with white three piece suite and electric shower over, fully tiled, window to rear aspect

Bedroom 2, with laminate flooring, built in wardrobe, radiator, window to rear aspect

Bedroom 1, with laminate flooring, built in wardrobe, radiator, door to balcony and window to front aspect

Please note that the pictures are not showing the property with new decoration and this is currently in process.

On road permit parking available.
Storage shed.

Available to let approximately 26th April 2024

Norwich City Council - Band A

Viewings - Strictly by appointment with Kings & Co Lettings

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: A (Norwich City Council)

Deposit: £1,035

Holding Deposit: £205



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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.