



## **EVERSONS LANE, HARLESTON** **£650 PCM**

Excellent ground floor apartment, situated within a former print house which has been converted to a high standard. Offering open plan kitchen/sitting room, 1 bedroom and shower room.

**LET**

- Ground floor flat
- Council Tax Band A
- Damage Deposit £750
- Holding Deposit £150
- EPC - C
- Allocated Parking Space

Excellent ground floor apartment, situated within a former print house which provides well-presented accommodation. Offering open plan fully fitted kitchen/sitting room, 1 bedroom and shower room. The property further benefits from modern electric heating, double glazing & solid wood doors.

**OPEN PLAN SITTING ROOM/KITCHEN 13' 3" x 11' 2" min  
(4.04m x 3.4m)**

Front entrance door, window to front, fitted curtains, wood effect luxury vinyl tile flooring, electric radiator, television points, wall lights, coat hooks. Kitchen with range of white fronted base and wall units with chrome fixings, work surfaces, inset single drainer sink unit with mixer tap, fitted oven with hob, extractor hood, & fridge/freezer. Cupboard with wall mounted water heater, slatted shelf and plumbing for washing machine.

**BEDROOM 8' 11" x 7' 8" (2.72m x 2.34m)**

2 windows, fitted curtains, electric radiator, television point, fitted carpet, double wardrobe.

**SHOWER ROOM**

Corner shower cubicle, pedestal hand wash basin, low level WC, heated towel rail, extractor fan, fitted mirror, toilet roll holder, vinyl flooring, part tiled walls.

**OUTSIDE**

Parking for one car

**Agents Notes**

No pets

This property is ideal suited to a single person

**COUNCIL TAX**

Band A, South Norfolk Council - (25/26 £1,663.69)

**TENANCY TERM**

12 Months

**AVAILABLE FROM**

Mid January 2026

Holding deposit: £150

Security deposit: £750

**EPC - C**

**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

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

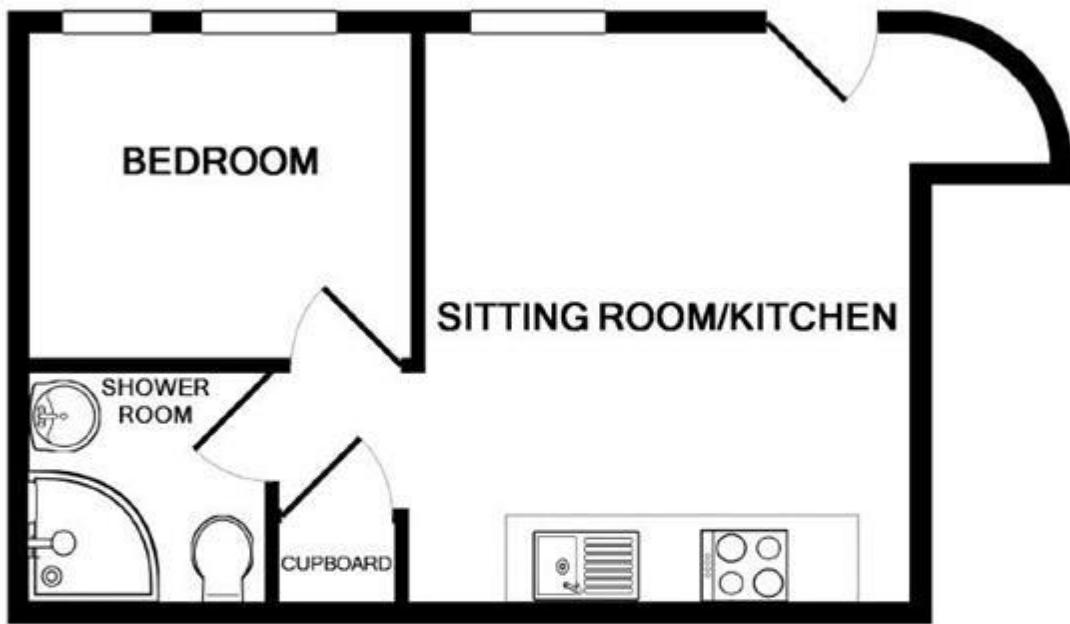
Council Tax Band: A (South Norfolk District Council)

Deposit: £750

Holding Deposit: £150

Parking options: Off Street



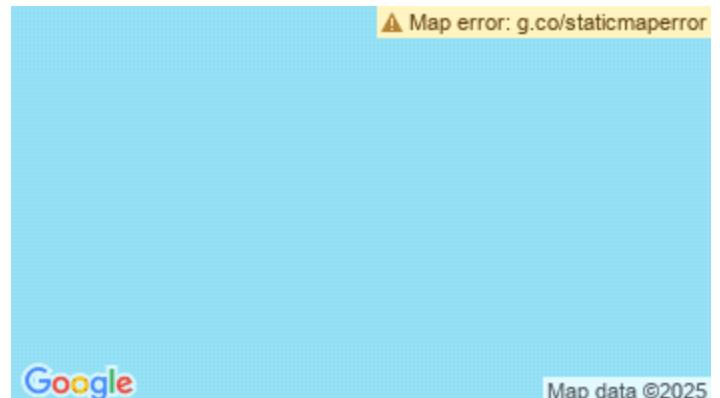


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
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.



Google

Map data ©2025