



## CROSS KEYS YARD, MAGDALEN STREET, NORWICH, NR3

**£925 PCM**

Two-bedroom, unfurnished ground-floor flat ideally situated on Magdalen Street, just a short walk from Norwich City Centre and the historic Cathedral Quarter.

- 2 Bedrooms
- Unfurnished
- Ground floor flat
- Newly fitted kitchen
- Lounge/diner
- Shower room
- Double Glazing
- Gas Central Heating

Two-bedroom, unfurnished ground-floor flat ideally situated on Magdalen Street, just a short walk from Norwich City Centre and the historic Cathedral Quarter.

This property comprises of:-

#### Entrance Hall

Upon entry, you are welcomed into a hallway providing access to all rooms.

#### Lounge

A spacious living area with a rear-facing window and French doors leading out to a private courtyard patio, a rare feature in this location, providing an excellent outdoor space for relaxing. Finished with neutral walls and carpets.

#### Kitchen

In the process of being newly fitted. complete with integrated oven, hob, and extractor fan, free standing washing machine and space for fridge/freezer.

#### Bedroom One

A generously sized double bedroom with neutral décor and fitted carpet, overlooking the rear aspect.

#### Bedroom Two

A good-sized second bedroom, also fitted with carpet and neutrally decorated. Ideal as a study or home office.

#### Shower Room

Modern fitted shower room comprising a corner shower cubicle, WC, and pedestal hand basin. Finished with vinyl flooring, tiled splashbacks, and natural light from a side window.

No Parking available.

Available approximately early October 2025

Sorry no pets.

Norwich City Council Tax Band B (25/26 £1,860.13)

EPC = C

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: B (Norwich City Council)

Deposit: £1,065

Holding Deposit: £210

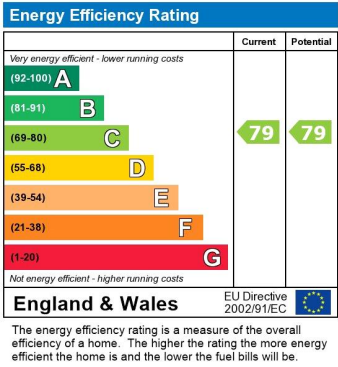
Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains





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.