



## CHARLTON ROAD, NORWICH

### £750 PCM

Unfurnished one-bedroom ground-floor flat conveniently located close to Norwich City Centre. The property will be newly decorated throughout and offers excellent transport links and easy access to local amenities.

- 1 Bedroom
- Gas Central Heating
- Ground floor flat
- Unfurnished

Unfurnished one-bedroom ground-floor flat conveniently located close to Norwich City Centre. The property will be newly decorated throughout and offers excellent transport links and easy access to local amenities.

The property comprises a main flat entrance leading into a small hallway, with doors providing access to the bathroom and lounge.

#### Lounge

A well-proportioned living room featuring laminate flooring, a window to the front aspect, and a useful storage cupboard. Doors lead through to both the bedroom and kitchen.

#### Bedroom

Double bedroom fitted with carpet, radiator, and a window to the front aspect.

#### Kitchen

Fitted with a range of wooden wall and base units and including a built-in fridge/freezer, washing machine, electric oven and hob. Vinyl flooring and a window to the rear aspect.

#### Bathroom

White three-piece suite comprising a panelled bath with shower over, WC and wash basin. Finished with vinyl flooring.

The property further benefits from gas central heating and double glazing.

Suitable for a single professional or a couple.

Sorry, no pets.

Available: Early January 2026

On-Street permit parking available.

Norwich City Council Tax Band A = £1,594.39 (2025/26)

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.

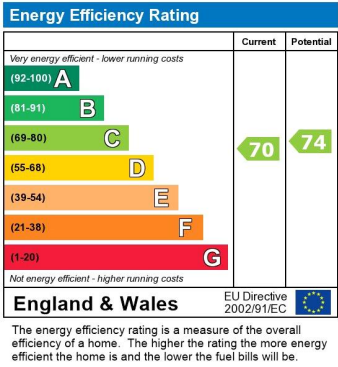
We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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: Band A (Norwich City Council)

Deposit: £865

Holding Deposit: £173





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.