



TRINITY STREET, NORWICH, NR2

£1,100 PCM

Two double bedroom unfurnished first floor apartment in converted Victorian house in the Golden Triangle. Living room, newly fitted kitchen and bathroom with shower over bath. Off road parking.

This good size two double bedroom first floor apartment is located in the sought after Golden Triangle, within walking distance of City centre and bus routes.

Property comprises:

Entrance into hallway with doors to all rooms, fitted carpet, radiator

Newly fitted kitchen with range of wall and base units, built in electric oven and hob, with space for appliances

Bedroom 2, with fitted carpet, built in wardrobe, window to rear aspect and radiator

Bedroom 1, with fitted carpet, bay window to front aspect, radiator

Living room with fitted carpet, bay window to front aspect, radiator, feature fire place

Bathroom with white three-piece suite and shower over bath, vinyl flooring, built in cupboard with plumbing for washing machine and window to rear aspect

Off road parking for 1 car. On road parking permits available; please visit Norwich City Council website for more information.

Available to let immediately

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

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: £1,265

Holding Deposit: £250

Parking options: Off Street, On Street

Garden details: Communal Garden

Electricity supply: Mains

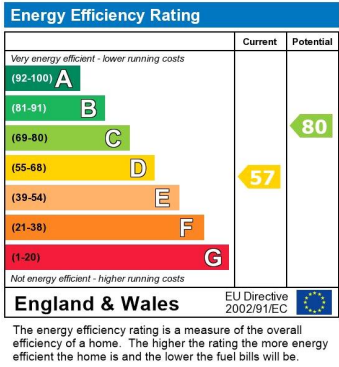
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Restrictions: Conservation area





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.