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WEST POTTERGATE, NORWICH, NR2

£995 PCM

Newly decorated and carpeted ground floor two double bedroom furnished or unfurnished flat, located to the west of Norwich City centre, just off Earlham Road, within walking distance of the City and close to local amenities.

This newly decorated and carpted two bedroom ground floor flat is available to let either furnished or unfurnished. The property is ideally situated for access to the city centre and close to all amenitied.

Comprises

Entrance into lobby with doors leading to kitchen and living room

Kitchen - with range of white wall and base units, black mottle effect work top, built in electric oven and hob, window to rear aspect

Living room with sofa, table and chairs and dual aspect windows to front, door through to inner hallway

Bathroom - white three piece suite with shower over bath, vinyl flooring and window to rear aspect

Bedroom 1 with double bed, built in wardrobes and window to front aspect, newly fitted carpet

Bedroom 2 with double bed, built in wardrobe and window to rear aspect, newly fitted carpet

Full gas central heating and double glaxing

Parking - You can apply for one free Housing Residents permit and one free Housing Visitor permit with Norwich City Council

Council Tax Band A - £1,668.95 (2026/2027

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

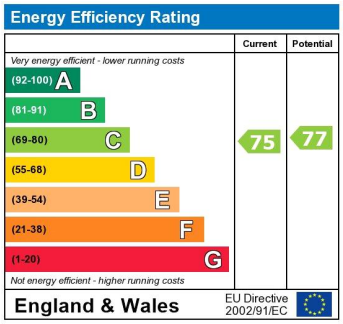
References are undertaken by an external referencing agency and are subject to a minimum of 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

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: £1,145
Holding Deposit: £225
Parking options: On Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





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.