



14a The Bridewell Norwich Road, Wymondham, Norfolk, NR18 ONS £825 Per Calendar Month

- 2 Bedrooms
- Living Room / Kitchen / Diner with Single Electric Fan Oven
- Gas Central Heating
- Council Tax Band: A
- Study
- Bathroom with shower
- EPC Rating: C
- Allocated Parking Space

14a The Bridewell Norwich Road, Wymondham NR18 0NS

A recently converted TWO BEDROOM characterful flat, with an allocated car parking space. Formerly part of the local prison, the Grade II Listed accommodation retains some original features and includes an entrance hall, living room / kitchen / diner with single electric fan oven and bathroom with shower. Study. Gas Central Heating.



Council Tax Band: A



This Grade II Listed two bedroom flat used to form part of the local prison and retains some of the original features.

There is one allocated car parking space available.

Wymondham is a popular market town offering excellent wide ranging facilities as well as ease of access to the A11 for those commuting to London or Norwich City Centre which is only approximately 8 miles away.

Wymondham Bridewell was the local prison. The site was previously used as a prison from 1619. The present building dates from the 1780s. Wymondham Bridewell closed as a prison in 1878. The main part of the building houses the Wymondham Heritage Museum.

EPC Rating: C - Council Tax Band: A - South Norfolk

Entrance Hall

Double electric socket. Two radiators. Storage Cupboard.

Living Room/Kitchen/Diner

17'9" x 13'1"

Eight double electric sockets. Window to front. Radiator. Telephone socket. TV socket. Single electric socket. Howdens Fitted Kitchen with a range of wall and base units with laminate work surface. Space for a washing machine and fridge. Lamona Induction Hob. Lamona Single Electric Oven.

Bedroom 1

11'7" x 9'1"

Radiator. Two Double Electric Sockets.

Bathroom

8'4" (max) x 5'8" (max)

White suite comprising a low level w/c, pedestal wash basin and bath with Triton Electric Shower over. Chrome effect toilet roll holder. Mirror with shavers light over. Chrome effect heated towel rail.

Bedroom 2

6'6" x 12'9"

Four double electric sockets. Radiator. Feature former prison door, light and window.

Inner Hallway

6'6" x 3'10"

Radiator

Study

6'4" x 12'7"

Two double electric sockets. TV Aerial. Radiator. Feature former prison door, light and window.

The deposit for this property is £951.

EPC Rating C. Council Tax Band A - South North Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

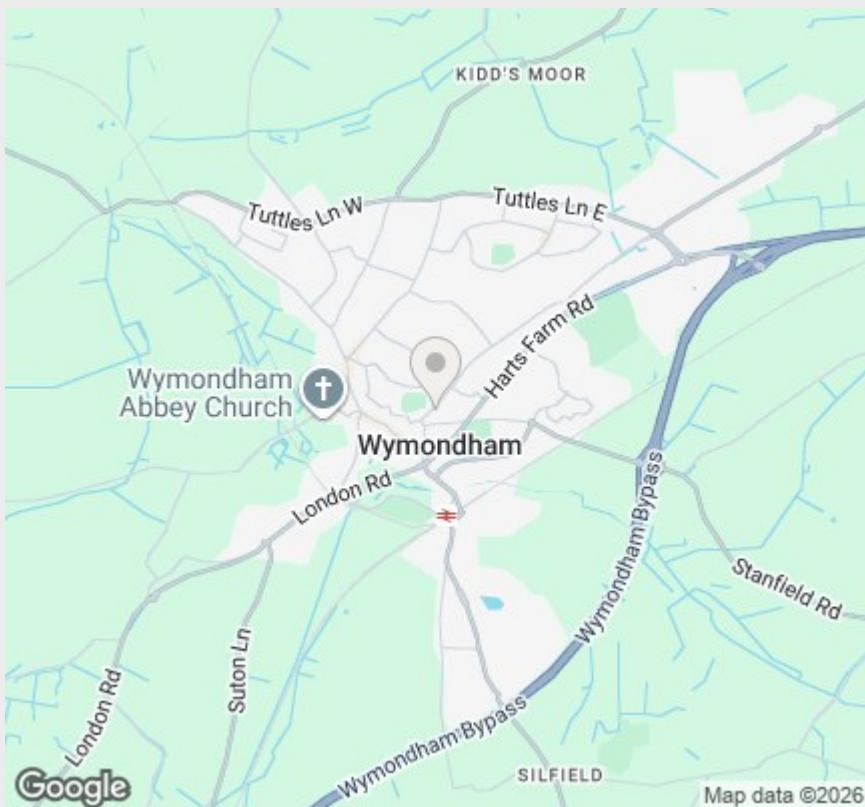
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £190.38. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



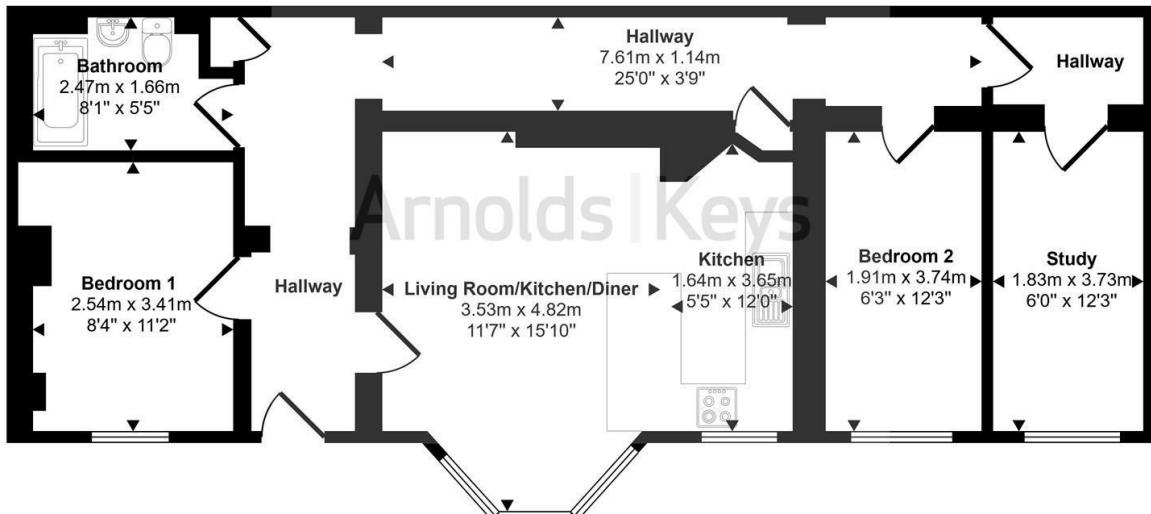
Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			

Approx Gross Internal Area
77 sq m / 824 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

