



**47 St Albans Road, Norwich, Norfolk, NR1 2QX**

**£895 Per Calendar Month**

- First Floor Flat
- Hall Entrance
- Bay Fronted Lounge
- White Shower Room
- UPVC Double Glazing
- Favoured South City Location
- Kitchen
- Two Double Bedrooms
- Gas Central Heating
- On Street Permit Parking

# 47 St Albans Road, Norwich NR1 2QX

Spacious, light and airy 2 BEDROOM first floor flat. BAY FRONTED lounge, REFURBISHED KITCHEN AND SHOWER ROOM. NEW CARPETS and REDECORATION. 2 DOUBLE BEDROOMS. GAS CENTRAL HEATING and UPVC double glazing. Small front garden. On street permit parking.



Council Tax Band: B



Popular south city location, within walking distance of the City College, Bus Station, City Centre and Chapelfield.

This spacious two bedroom first floor flat has been partially refurbished with a new kitchen and shower room.

Gas fired central heating and double glazing throughout.

EPC Rating D. Council Tax Band B.

## STAIRS LEADING TO THE FIRST FLOOR

### LANDING

Single electric socket. Coat Hooks.

### INNER HALLWAY

Carpet. Radiator. Cupboard and Boiler Cupboard.

### LOUNGE

17'9" x 15'1"

Bay fronted lounge with new carpet. Three double electric sockets and radiator.

### CLOAKROOM

New Vinyl. Radiator. Low Level White WC. Mirror. White Wash Basin, Chrome Effect Towel Ring.

### KITCHEN

9'10" x 8'8"

New Vinyl. New White High Gloss Kitchen Units with a new grey work surface over. Two Double Electric Sockets. One Single Electric Socket. Hotpoint Double Electric Oven. Cooker Socket and Radiator.

### INNER HALLWAY

New carpet and airing cupboard.

### SHOWER ROOM

White suite with new Triton Electric shower and wash basin. New Vinyl. Radiator. Chrome Effect Towel Rail. Mirrored Bathroom Cabinet.

### BEDROOM ONE

14'5" x 14'5"

Double bedroom with new carpet. Radiator. Three Double Electric Sockets.

### BEDROOM TWO

13'4" x 9'1"

Double bedroom with new carpet. Two Double Electric Sockets. Radiator.

### OUTSIDE

Small front garden and on street permit parking.

## TENANTS NOTES

The deposit for this property is £1032.

EPC Rating D. Council Tax Band B - Norwich City 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](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) or [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

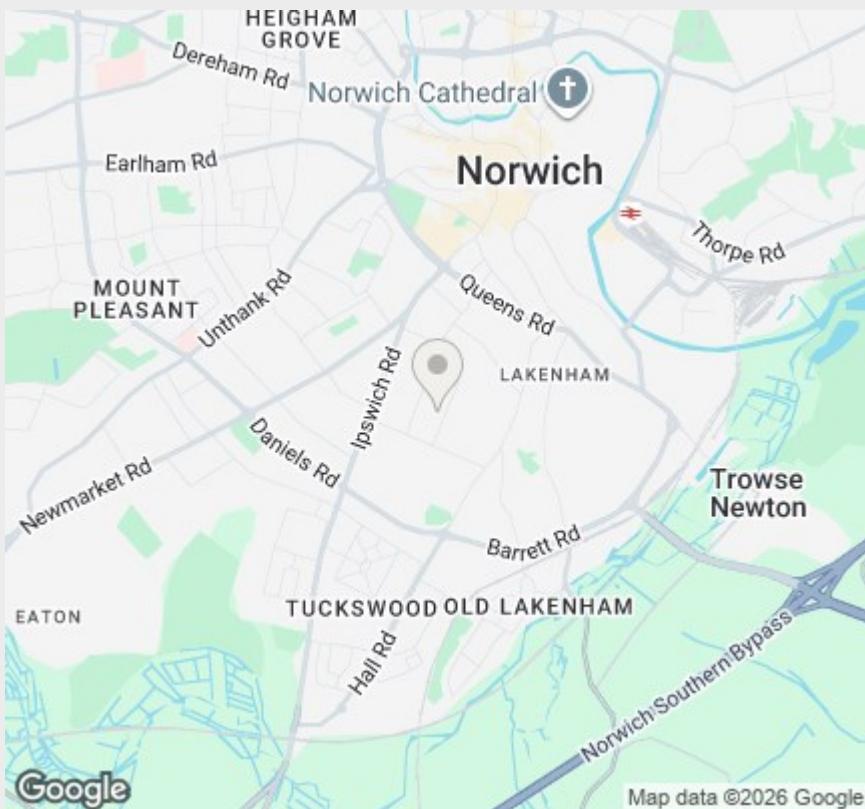
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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 £206.53. 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.

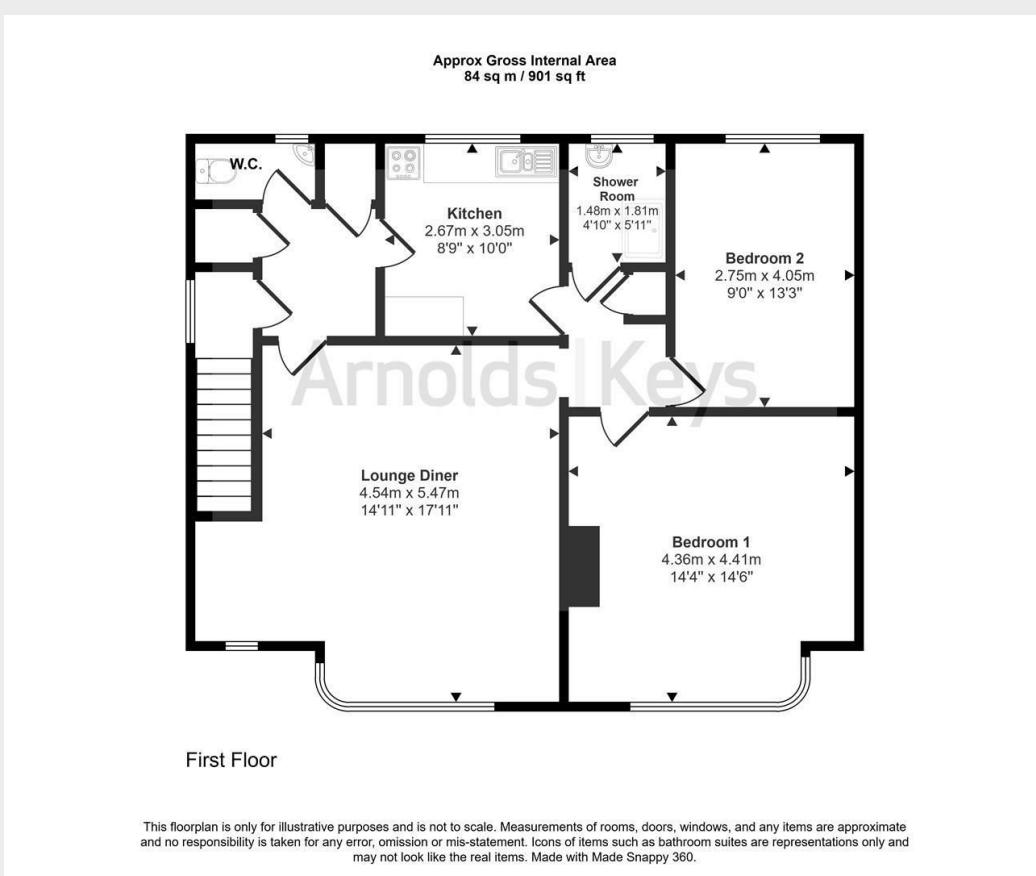


## Viewings

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	79	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

