

Arnolds | Keys



16 Ingram Court, Hall Road, Norwich, Norfolk, NR1 2PY £925 Per Calendar Month

- 2 Bedroom Ground Floor Flat
- Fitted Kitchen with Appliances
- Gas Central Heating
- UPVC Double Glazing
- EPC Rating C
- Lounge With French Doors To Communal Garden
- Bathroom with Shower
- Off Road Parking In Communal Parking Area
- Favoured South City Location
- Private Entrance Door Into The Property

16 Ingram Court, Norwich NR1 2PY

2 bedroom ground floor flat in an excellent South City location. Private entrance door into the property. Entrance hall, modern fitted kitchen with appliances, lounge with French doors to communal garden, bathroom with over bath shower. Off road parking in communal area. Gas central heating. UPVC double glazing.



Council Tax Band: B



Ingram Court is a popular development of flats located to the South of the City off Hall Road. There are a range of amenities in the immediate area along with regular public transport to the City.

EPC Rating C. Council Tax Band B.

HALL ENTRANCE

Fitted carpet. Storage cupboard.

KITCHEN

9'9" x 6'5"

Fitted light grey units and worktops. Vinyl flooring. Electric oven and hob, washing machine, tumble drier and fridge/freezer.

LOUNGE

13'3" x 12'1"

Fitted carpet. Radiator, double glazed window. French doors to the communal gardens.

BEDROOM ONE

13'4" x 9'1"

Double bedroom. Double built-in wardrobes and single built-in wardrobe. Fitted carpets. Radiator, double glazed window. French doors to communal gardens.

BEDROOM TWO

9'7" x 6'7"

Single bedroom. Fitted carpets. Radiator, double glazed window.

BATHROOM

6'10" x 5'6"

White three piece suite consisting of WC, wash basin and bath with shower over. Vinyl flooring.

OUTSIDE

Off road parking in the communal parking areas. Communal gardens.

TENANTS NOTE

The deposit for this property is £1067.

EPC Rating C. Council Tax Band B - Norwich City Council

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

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.

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 £213.46. 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.

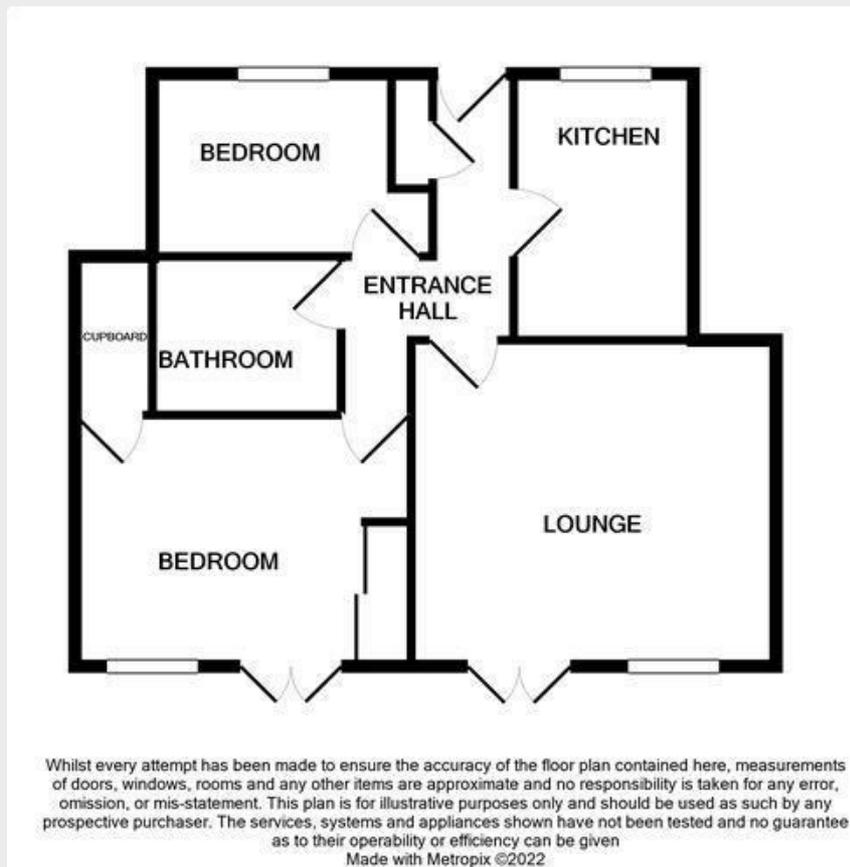


Viewings

Viewings by arrangement only. Call 01603 620551 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	76	78
(55-68) D		
(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.

