



11 Alexandra House Thomas Wyatt Close, Norwich, NR2 2TP

£1,200 PCM

- Delightful First Floor Apartment
- Ensuite and Bathroom
- Excellent Location Near City Centre
- Secure Entry and Lift Access.
- EPC Rating C
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Balcony Off Lounge
- Off Road Allocated Parking Space.

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TWO DOUBLE BEDROOM first floor apartment in this sought after location. Open plan lounge / dining / kitchen area with access to the balcony, fitted kitchen with appliances, ensuite and family bathroom. ALLOCATED OFF ROAD PARKING SPACE.



Council Tax Band: C



There is one off road parking space, secure entry system and lift access.

Walking distance to city centre and ideal for access to UEA and N & N.

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

ENTRANCE HALL

7'7" x 6'6"

Laminate flooring, entry phone system, airing cupboard.

KITCHEN AREA

8'2" x 9'9"

White high gloss wall and base units, laminate flooring, electric oven with induction hob, fridge freezer, dishwasher and washing machine.

LOUNGE/DINING AREA

11'7" x 9'9"

Laminate flooring, electric panel heater, French doors to balcony.

BEDROOM 1

13'1" x 9'9"

Fitted carpet, electric panel heater, inbuilt double wardrobe.

ENSUITE SHOWER ROOM

6'5" x 4'6"

WC, basin, shower cubicle, vinyl flooring, radiator.

BEDROOM 2

9'9" x 8'6"

Fitted Carpet, electric panel heater.

BATHROOM

6'4" x 5'5"

WC, basin, bath with shower over, vinyl floor, radiator.

BALCONY

Accessed via living area.

PARKING SPACE

Single allocated parking space.

TENANTS NOTE

The deposit for this property is £1384.

Mains water, electric and drainage 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 the marketing photographs for this property may have been taken before the start of the last tenancy and 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.

Charges for water are included within the rent otherwise 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 £276.92. 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		83
(81-91) B		
(69-80) C	72	
(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.

