

# Arnolds | Keys



## Flat 4 Trafalgar Court Yarmouth Road, North Walsham, Norfolk, NR28 0WR £745 Per Calendar Month

- Town Centre First Floor Flat
- Shower Room and En Suite
- Partial Redecoration
- Council Tax Band - A
- 2 Bedrooms
- Gas Central Heating
- EPC Rating - D
- Private Entrance Via External Staircase

# Flat 4 Trafalgar Court Yarmouth Road, North Walsham NR28 9WB

A well-proportioned 2 bedroom 1st floor apartment set within this attractive town centre listed building and over commercial premises. The property offers a spacious lounge, fitted kitchen, a modern shower room and an ensuite to the principal bedroom.

The property benefits from gas central heating and part double glazing.



Council Tax Band: A



Ideally located in the heart of North Walsham, the apartment provides convenient access to a range of local amenities including shops, schools and parks, making it a practical and appealing choice for everyday living. North Walsham is known for its welcoming community and attractive surroundings, offering a balance of town convenience with nearby countryside.

EPC Rating D. Council Tax Band A - North Norfolk

### **KITCHEN**

max 10'11 x 13'10

uPVC front door, grey wood effect vinyl, 1 radiator, a range of white base and wall units. Door to shower room.

### **SHOWER ROOM**

max 4'06 x 8'01

Sash window, grey wood effect vinyl floor, WC, pedestal wash basin, mains shower and heated towel rail.

### **LOUNGE**

max 13'10 x 13'00

Sash window, grey carpet, newly decorated and 1 radiator. Doors to both bedrooms.

### **BEDROOM 1**

13'10 x 7'02

Sash window, grey carpet, newly decorated and 1 radiator.

### **BEDROOM 2**

11'02 x 10'04

Sash window, grey carpet, newly decorated and 1 radiator. Door to en suite

### **ENSUITE**

10'04 x '05

uPVC double glazed window, grey wood effect vinyl floor, newly decorated, WC, basin and electric shower.

### **TENANTS NOTE**

The deposit for this property is £859.

EPC Rating D. Council Tax Band A - North Norfolk District 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. 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 £171.92. 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 620551 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | <b>74</b> |
| (55-68) <b>D</b>                            |  | <b>65</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.

