



34 Ingram Court, Hall Road, Norwich, Norfolk, NR1 2PY £800 Per Calendar Month

- UNFURNISHED
- Good Size Lounge/Diner
- Communal Off Road Parking
- Gas Central Heating
- 1 Double Bedroom First Floor Flat
- Kitchen with Appliances
- Bathroom with Shower
- UPVC Double Glazing

34 Ingram Court, Norwich NR1 2PY

ONE BEDROOM FIRST FLOOR FLAT in a popular location. Good size lounge/diner, kitchen with electric cooker, fridge and washing machine. Double bedroom and bathroom with shower. Gas central heating. Double Glazing. Off road communal parking.



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Council Tax Band: A



Within walking distance of the city centre and within easy access of the A47.

EPC Rating C. Council Tax Band A.

ENTRANCE HALL

Carpet and radiator

LOUNGE

15'10" x 10'4"

Carpet, two radiators and double glazed window to rear. Opening to kitchen.

KITCHEN

9'3" x 6'11"

Base and wall units. Worktops and sink. Wall hung gas fired boiler. Double glazed window.

BEDROOM

13'0" x 8'4"

Carpet, radiator and double glazed window to rear

BATHROOM

6'10" x 5'3"

Bath with shower over, wash basin and WC.

TENANTS NOTE

The deposit for this property is £923.

EPC Rating C. Council Tax Band A - 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 £184.61. 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.


The carpets in the bedroom and lounge will be changed prior to the start of the tenancy.



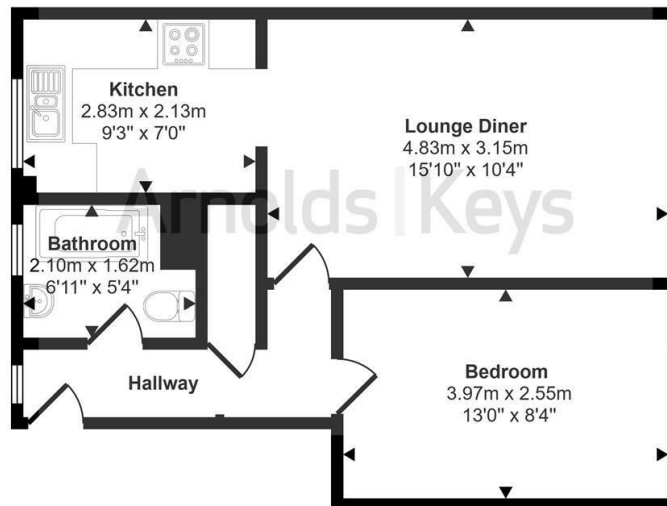
Viewings

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	77	79
(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 	

Approx Gross Internal Area
42 sq m / 453 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.



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