

ARLINGTON  
PARK



## ONLINE ENQUIRIES ONLY

Order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.  
**16 Thacker Way**  
Norwich, NR5 9PS

£695 Per Calendar Month



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2



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A spacious double ensuite bedroom is now available in this six-bedroom property, located in the sought-after area of Threescore, Norwich. This accommodation is ideal for single professionals seeking a comfortable, fully furnished space in a convenient location.

- SINGLE OCCUPANTS ONLY

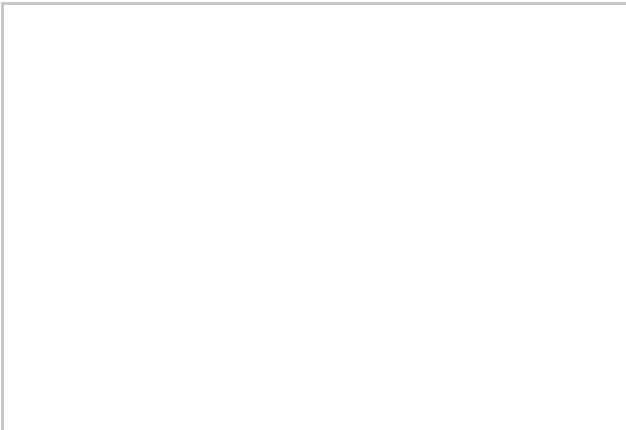


The Double en-suite bedroom is fully furnished and includes a bed, wardrobe, and drawer units. The ensuite bathroom is equipped with a shower, providing added privacy and convenience. Communal spaces in the property include a large lounge with ample seating, perfect for relaxing or socialising, and a fully equipped kitchen/diner with plenty of space for all occupants. The dining area features a table and chairs, making it ideal for shared meals. Outdoor amenities include a rear garden with a patio and grass area, accessible via the side of the property, and garage access for additional storage.

All bills are included in the rent, covering gas, electricity, water, internet, council tax, and the communal TV licence. A communal cleaner visits every fortnight to maintain the shared spaces. The property is conveniently located close to the university, Norfolk & Norwich University Hospital, and local amenities, offering a comfortable and practical lifestyle for its residents.

This house share is strictly for single occupants only. Couples and pets are not permitted. The ideal housemates are friendly, sociable professionals who meet the eligibility criteria. To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. Upon signing, a cash deposit equivalent to one month's rent is required, which will be held with the Tenancy Deposit Scheme (TDS).

The tenancy initially runs for six months under an Assured Shorthold Tenancy agreement, followed by a rolling monthly contract. Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme. For further details or to arrange a viewing, please visit our website or contact us directly.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 76      | 83        |

England & WalesEU Directive 2002/91/EC