

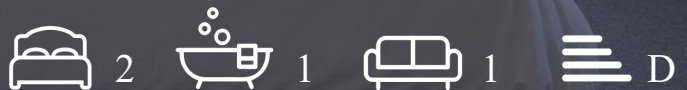


ONLINE ENQUIRIES ONLY

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.
36 Gilman Road
Norwich, NR3 4JB

£950 Per Calendar Month



This professional ground floor apartment is located in the vibrant NR3 area, offering a modern and spacious living environment within easy reach of Norwich city centre. The property features a high-specification kitchen and two well-proportioned double bedrooms, making it an ideal home for professionals or small families seeking a stylish urban retreat. Situated close to local amenities and the expansive Mousehold Heath, it combines contemporary comfort with access to some of the city's best green spaces.



The property opens into a welcoming entrance hall that leads to all primary rooms and includes a practical storage cupboard. The centrepiece of the home is the expansive open-plan lounge and kitchen area, which extends to approximately 51.3 square metres of internal space. The lounge area is a bright and airy space perfect for relaxation or entertaining.

The kitchen has been updated to a great standard, boasting high-gloss units paired with warm wooden worktops. A vibrant red glass splashback provides a contemporary focal point, complemented by an integrated oven, hob, and a sleek black extractor hood. Both bedrooms are comfortable doubles, maintaining the property's consistent modern aesthetic with light tones and energy-efficient panel heaters. The bathroom has been meticulously finished with light grey tiling and a clean white suite, including a pedestal wash basin and a bath with an overhead electric shower.

Externally, the apartment is set within a well-maintained brick-built block surrounded by established greenery. Residents benefit from a secure communal entrance and an allocated parking space.

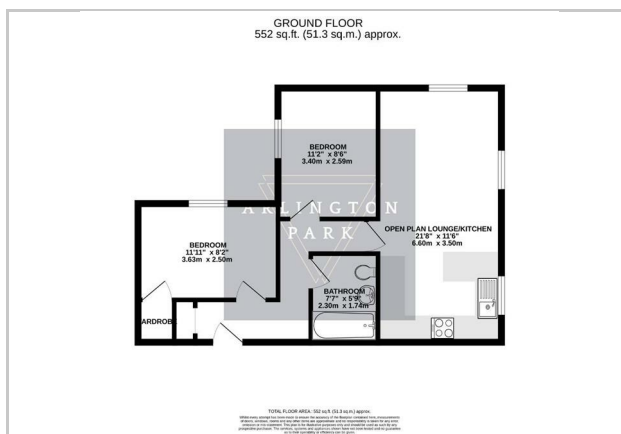
COMPLIANCE AND KEY INFORMATION

EPC Rating: D

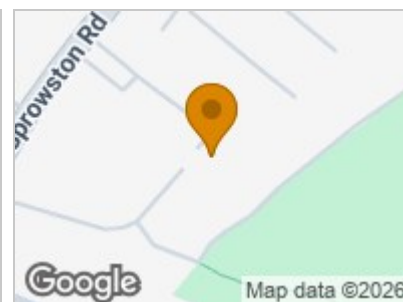
Council Tax Band: B

Local Authority: Norwich City Council

Broadband and Internet: Ultrafast broadband is available in this area with speeds of up to 1,000 Mbps through providers like Openreach and Virgin Media.



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 firm's 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	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25a Earlham Road, Norwich, Norfolk, NR2 3AD

Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk <https://www.arlingtonpark.co.uk/>