

ARLINGTON  
PARK



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Interested in learning more or scheduling a viewing? Click "Email Agent" or "Request Information" on this listing.

Interested in learning more or scheduling a viewing, please complete the pre-qualification questionnaire we send you

**81 Park Lane**  
Norwich, NR2 3EL

**£1,400 Per Month**



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**\* ZERO DEPOSIT OPTION AVAILABLE \* 3 bed/3 ensuite 1st floor STUDENT PROPERTY** apartment conveniently located just off of Unthank Road Norwich in the popular NR2 Golden Triangle close to a vast selection of pubs, shops & take-aways and on a main bus route to the UEA. Available from 1st September

- STUDENT PROPERTY
  - Heart Of Golden Triangle
  - First Floor
- Three Ensuite Bedrooms
  - Gas Central Heating
  - Private Entrance



**FULL DESCRIPTION.**

**\* ZERO DEPOSIT OPTION AVAILABLE \* 3 bed/3 ensuite 1st floor apartment** conveniently located just off of Unthank Road Norwich in the popular NR2 Golden Triangle close to a vast selection of pubs, shops & take-aways and on a main bus route to the UEA. Sharers/Students encouraged. Available from 1st September

Main Entrance - Door to front aspect, stairs to first floor.

First Floor Landing

Reception Room - Range of modern white wall & base units, electric hob and oven with extractor over, Washing Machine, Fridge Freezer, windows to the rear aspect.

Bedroom One (double) Window to rear aspect, double fitted wardrobe & door to Ensuite: WC, hand basin, corner shower cubicle.

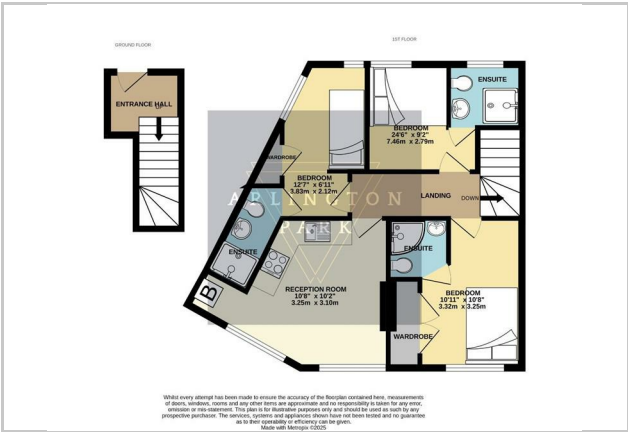
Bedroom Two (double) Window to front aspect, door to Ensuite: WC, hand basin, shower cubicle.

Bedroom Three (single) Windows to front and side aspect, built in wardrobe, door to Ensuite: WC, hand basin, shower cubicle.

To secure the property while references are checked, a holding deposit of one weeks rent is required. There are two options for the security deposit: a traditional five weeks' rent cash deposit or a Zero Deposit Guarantee (one week's rent plus admin fee). Contact us for details on the Zero Deposit Guarantee option.

The tenancy agreement starts with a 12-month Assured Shorthold Tenancy, followed by a rolling monthly contract or renewal.

Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme, ensuring your peace of mind. You can find out more details on our website or by contacting 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 71      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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