



77 Copenhagen Way
, Norwich, NR3 2RB
£530 Per Calendar Month

***ZERO DEPOSIT OPTION AVAILABLE* ROOM ONLY Double room to let in this spacious property offering a fantastic living environment for professionals. BILLS INCLUDED**

- ROOM 3 on Floorplan



ZERO DEPOSIT OPTION AVAILABLE

Spacious Double Bedroom with a shared bathroom (3 people) in 5-Bedroom House – Rent Includes Gas, Electricity, Water, Council Tax, and Internet. Please note that a TV licence is not included.

The bedroom is furnished with a bed, wardrobes, and bedside tables.

The property includes a generously sized, fully equipped kitchen with a dishwasher and electric range cooker, a fridge/freezer and washing machine.

Outside, you'll find an enclosed garden with secure bike storage. There is limited on-street parking available locally.

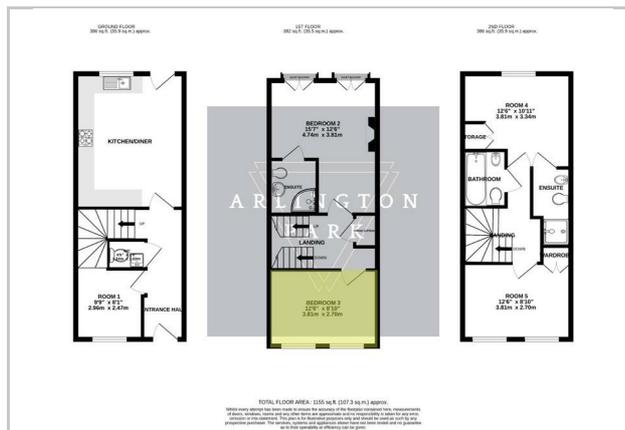
The communal spaces of the property is professionally cleaned bi-weekly

Please note: This is a house share for single occupants only. Couples and pets are not permitted. We are seeking friendly, sociable housemates who are employed and meet our affordability criteria.

A holding deposit of one week's rent is required to secure the property while references are checked. You can choose between a traditional five-week cash deposit or a Zero Deposit Guarantee (one week's rent plus admin fee). Subject to eligibility.

The tenancy initially runs for six months as an Assured Shorthold Tenancy, 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 more information, please visit our website or contact us.



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