

ARLINGTON  
PARK



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## 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.  
**59C Earham Road**  
Norwich, NR2 3RD

£900 Per Calendar Month



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This beautifully presented one-bedroom apartment is situated in a charming Victorian conversion on the sought-after Earlham Road. Combining period features with contemporary finishes, the property offers a spacious and light-filled living environment perfect for professionals seeking proximity to Norwich City Centre and the University of East Anglia.

- Spacious one-bedroom Victorian conversion apartment
- Large bathroom with a full-size bath and shower over
- Impressive sitting-dining room with original fireplace
- High ceilings and ornate period features
- Recently redecorated
- New carpets throughout
- New bathroom



LIVING SPACE AND STYLE

The heart of this home is the expansive sitting/dining room (14'6" x 13'9" / 4.4m x 4.2m), which showcases the property's Victorian heritage through a stunning ornate ceiling rose and a feature fireplace with a decorative mantel.

Large windows allow for an abundance of natural light, complementing the neutral decor and grey carpeting that runs through the principal rooms.

KITCHEN

The kitchen is accessed via the living area, creating a social flow. It is fitted with wood-effect cabinetry, a black worktop, and a practical layout that includes a freestanding fridge-freezer and oven. A secondary window ensures the workspace remains bright and airy.

BEDROOM AND BATHROOM

The double bedroom is a large room with ample space for a king-size bed and additional furniture. The bathroom is notably large for a one-bedroom flat, featuring a modern white suite, a p-shaped bath with a glass screen and rainfall shower head, and significant built-in storage cupboards housing the washing machine.

COMPLIANCE AND KEY INFORMATION

EPC Rating: C (Valid until October 2029)

Council Tax Band: A

Local Authority: Norwich City Council

Broadband: Ultra-fast fibre available with download speeds up to 1,000 Mbps (via Openreach or Virgin Media)

Heating: Gas Central Heating

Parking: On-street permit parking may typically be available through the local council (Check with Parking Operations)

LOCAL AREA AND FACILITIES

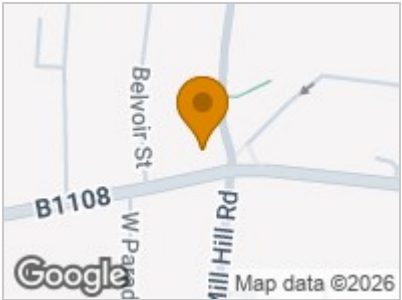
Located in the heart of the Golden Triangle, Earlham Road is one of Norwich's most prestigious addresses.

Transport: Excellent bus links provide direct access to the University of East Anglia (UEA), the Norfolk and Norwich University Hospital, and the city centre. Norwich Railway Station is approximately a 25-minute walk or a short cycle away.

Amenities: A variety of independent cafes, pubs, and shops are within immediate walking distance. A large Co-op supermarket is located nearby on Unthank Road.



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	EU Directive 2002/91/EC	