ARLINGTON PARK

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ONLINE ENQUIRIES ONLY

der to be considered for a viewing, please conta
online through this listing.

ust complete the short questionnaire emailed
ving your enquiry before a viewing can be sched

53 Brambling Lane

, Cringleford, NR4 7LJ

£510 Per Calendar Month

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Single bedroom available to rent in a professional house share in the sought-after Cringleford area of Norwich. This property is within walking distance of NNUH and local amenities, offering all bills included and a comfortable, sociable living environment.

This modern 4-bedroom professional house share is located in the popular Cringleford area and is ideal for professionals seeking a well-maintained and sociable living environment. The house is within walking distance of Norfolk and Norwich University Hospital (NNUH) and local shops and amenities, making it an excellent choice for those needing easy access to the city and nearby facilities.

The available single bedroom offers a comfortable living space. The property features a large kitchen with a dining area, perfect for socialising and meal preparation, along with a rear garden that includes a gardener during the growing season. A fortnightly communal cleaning service is also provided to maintain the shared spaces. The house includes one main bathroom and an additional WC.

All bills are included in the rent, covering gas, electricity, water, internet, communal TV licence, and council tax, so you won't have to worry about additional costs.

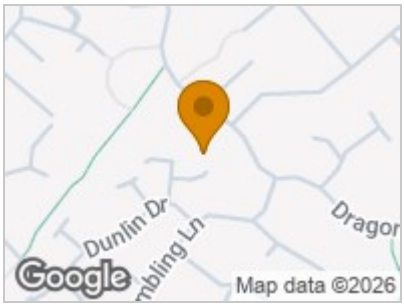
Please note that this house share is for single occupants only, and couples and pets are not permitted. We are seeking friendly, sociable housemates who are employed and meet our eligibility criteria.

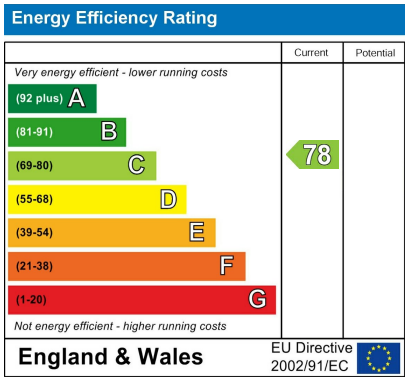
To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. A cash deposit equivalent to one month's rent is due upon signing the tenancy agreement and will be held with the Tenancy Deposit Scheme (TDS). The tenancy is offered initially for six months 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 directly.

Call us now to arrange a viewing and secure this fantastic property!

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.





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