

TO LET



Studio

38 EARLAM HOUSE, EARLAM ROAD, NORWICH,

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

£675 pcm

FEATURES

- First Floor
- Studio Apartment
- Available immediately
- Sought After Location
- Close Proximity to the UEA and City



1 Bedroom Studio located in Norwich

Located on Earlham Road in the vibrant city of Norwich, this charming studio apartment offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a secure communal entrance that leads to your own private entrance hall, ensuring a sense of privacy and security. The living and sleeping area is thoughtfully designed, providing a versatile space that can be tailored to your personal style. The kitchen is well-equipped, making it easy to prepare meals, while the bathroom offers all the essential amenities.

The property is situated in a sought-after location, just a stone's throw away from the city centre and the University of East Anglia, making it ideal for students and professionals alike.

This studio apartment on Earlham Road is not just a home; it is a lifestyle choice, offering easy access to the rich cultural and social offerings of Norwich. Don't miss your chance to make this delightful studio your own.

Entrance Hall

Fitted carpet, sliding door to bathroom, door to studio area

Studio

15'3" x 10'7"

Fitted carpet, night storage heater, double glazed windows to front, door to kitchen, door to balcony

Kitchen

5'4" x 4'5"

Tiled flooring, range of base and wall units with worksurface, plumbing and space for washing machine, space for cooker, sink, double glazed window to rear

Bathroom

Tiled flooring, low level WC, wall mounted wash basin, panelled bath

Call us on

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GROUND FLOOR
Council Tax Band
A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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