



Apartment

# 61 EARLAM HOUSE EARLAM ROAD, NORWICH, NR2 3PF

Per Month

## £800 Per

### FEATURES

- Light & Spacious Second Floor Apartment
- Open Plan Living Room/ Kitchen
- Shower Room
- Electric Heating
- Council Band A
- Double Bedroom
- Double Glazing
- Close To Local Amenities



# 1 Bedroom Apartment located in Norwich

Communal Entrance with an intercom entrance system.

The entrance hall leads up with spiral staircases providing access to your own property.

Solid door to:

Open Plan Sitting Room/Kitchen 15'10 x 15'

Kitchen:

Fitted with a range of base and wall units with laminate work top, integrated electric oven, ceramic hob and extractor over, washing machine, fridge and freezer, inset stainless steel single drainer with mixer tap, intercom security system.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band**  
**B**

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>	58	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

