

TO LET



Apartment

# 20 BISHOP PELHAM COURT, NORWICH, NR4 6RS

Per Calendar Month

£900

## FEATURES

- 1-bedroom apartment with spacious layout
- Bright living area and modern fitted kitchen
- Access to private swimming pool and tennis
- Set within attractive landscaped grounds court
- Close to local amenities and public transport
- Off-road parking

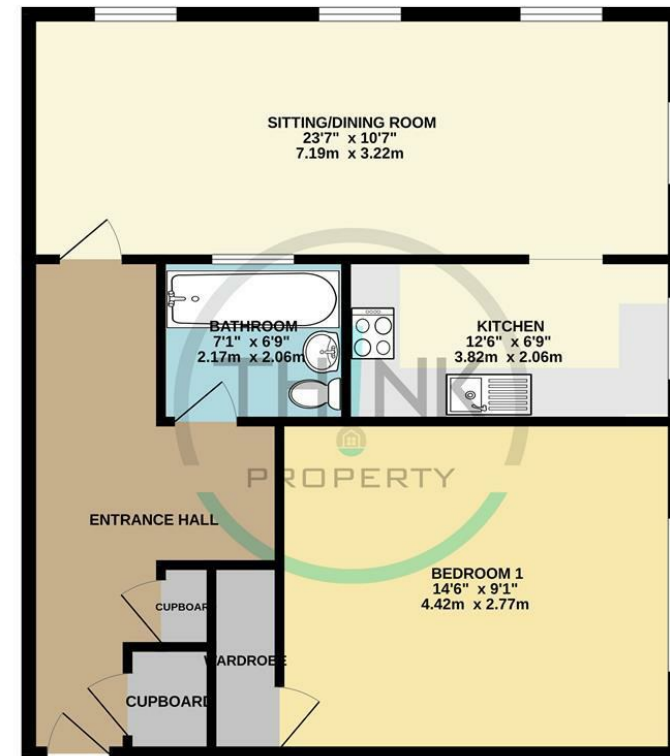


# 1 Bedroom Apartment located in Norwich

Located in the desirable NR4 area, this stylish 1-bedroom apartment in Bishop Pelham Court offers comfortable and convenient living in a well-kept residential setting. The apartment features a bright and spacious living area, a modern kitchen, and a well-proportioned bedroom with ample storage.

Residents benefit from exclusive access to on-site amenities including a private swimming pool and tennis court, perfect for leisure and relaxation. Set within beautifully maintained grounds and close to local shops and transport links, this property is ideal for professionals or couples seeking quality accommodation in a prime location.

GROUND FLOOR  
776 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.0 sq.m.) approx.  
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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### Entrance Hall

A welcoming entrance hall that provides access to the bathroom and living room, offering a practical layout for everyday living. The hall also includes two sizeable storage cupboards, ideal for coats, shoes, and household items.

### Sitting/Dining Room

Step into a bright and spacious living/dining area, perfect for both relaxing and entertaining. Large windows fill the room with natural light, creating a warm and inviting atmosphere throughout the day. The sleek hard flooring adds a modern touch while offering durability and easy maintenance. With ample space for both lounge and dining furniture, this versatile room is ideal for comfortable everyday living and hosting guests.

### Kitchen

The kitchen is both practical and stylish, featuring durable tiled flooring and classic wooden cabinets that offer plenty of storage space. Well-equipped for everyday living, it includes a cooker, dishwasher, washing machine, and a fridge freezer, making it fully functional and ready to use.

### Bedroom

A bright double bedroom with neutral décor and a light carpet. The room includes built-in storage, offering useful space for clothes and belongings. Comfortable and easy to maintain.

### Bathroom

The bathroom features a clean and functional layout, complete with a shower over the bath, a wash basin, and a toilet.

### Outside

The property is set within well-maintained communal grounds, offering a pleasant outdoor environment for residents. Enjoy access to a private swimming pool and tennis court, perfect for leisure and relaxation. There is also off-road parking available in a large residents' car park, operated on a first-come, first-served basis.




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Council Tax Band  
**A**



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.

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>		
(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	

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