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CHRISTCHURCH ROAD, NORWICH

LET AGREED

£995 PCM

Situated just off Unthank Road, this two double bedroom first-floor flat benefits from easy access to Norwich City Centre, both the inner and outer ring roads, and local bus routes.

- 2 Double Bedrooms
- Allocated Parking Space
- First Floor Flat
- Unfurnished

Situated just off Unthank Road, this two double bedroom first-floor flat benefits from easy access to Norwich City Centre, both the inner and outer ring roads, and local bus routes.

The property is accessed via a private ground-floor entrance, with stairs leading to the first floor, where all accommodation leads off the main hallway.

Bedroom One is positioned to the front of the property and features a window to the front aspect, radiator and fitted carpet. There is also a built-in cupboard over the stairs.

Bedroom Two is positioned to the rear of the property and features a window to the rear aspect, radiator and fitted carpet.

The lounge has a window to the front aspect, radiator, fitted carpet and a built-in cupboard over the stairs. A door leads through to the kitchen.

The kitchen has a window to the rear aspect and is fitted with a range of white wall and base units, a built-in electric oven and hob, washing machine and space for a fridge freezer.

The bathroom has a window to the rear aspect and comprises a bath with shower over, a built-in double storage cupboard and vinyl flooring.
A separate cloakroom comprising a WC, wash basin, window to the rear aspect and vinyl flooring.

Parking space available

Water Rates billed at £35 per calendar month.

Norwich City Council: Tax Band B (£1,947.11 - 2026/27)

EPC = C

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

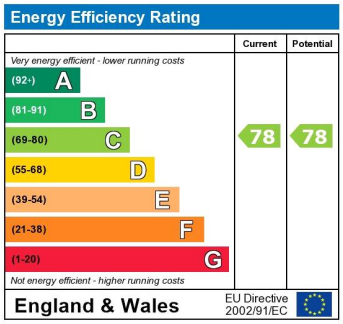
We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: B (Norwich City Council)
Deposit: £1,148
Holding Deposit: £229









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.