01603666689
admin@kingsandco.com









REGINA ROAD, NORWICH, NR1

£1,050 PCM

Situated within the highly sought-after Golden Triangle area of Norwich, this two double bedroom first floor flat is within easy walking distance of Norwich City Centre, offering a range of shops, cafes, restaurants and local amenities.

- Furnished
- Flat
- 2 Bedrooms
- Shower room
- Balcony
- Permit parking

Situated within the highly sought-after Golden Triangle area of Norwich, this two double bedroom first floor flat is within easy walking distance of Norwich City Centre, offering a range of shops, cafes, restaurants and local amenities.

This property comprises of:-

Upon entry, you are welcomed into a hallway providing access to all rooms within the property.

Lounge / Dining Room
Bright living space with fitted carpet, two windows and French doors leading to the balcony. The room also features a decorative fireplace. Furnished with a small dining table and two chairs, two seater sofa, TV unit, two coffee tables and a tall bookshelf.

Kitchen
Separate fitted kitchen with wall and base units. Appliances include a gas hob, oven, extractor fan, washing machine and undercounter fridge. Rear aspect window above the sink and vinyl flooring.

Bedroom One
Double bedroom with neutral décor and carpet. Built-in double wardrobe, window and radiator. Furnished with a double bed, two bedside drawers and a chest of drawers.

Bedroom Two
Second double bedroom with neutral décor and carpet. Window and radiator. Furnished with a double wardrobe, two bedside drawers and a set of drawers.

Shower Room
Fitted with a corner shower cubicle, WC and wash basin. Part tiled walls, vinyl flooring and frosted window.

On-road permit parking available

Available Approximately Mid December 2026

Norwich City Council Tax Band A (£1,668.95 - 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.

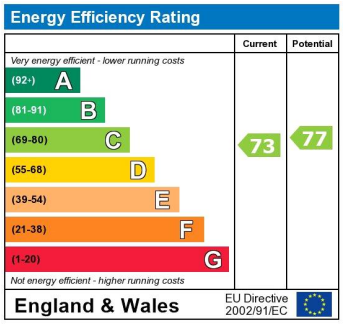
We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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: A (Norwich City Council)
Deposit: £1,210
Holding Deposit: £242
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains









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.