



Grosvenor House | , Prince of Wales Road, Norwich, NR1 4NS

£1,150 pcm

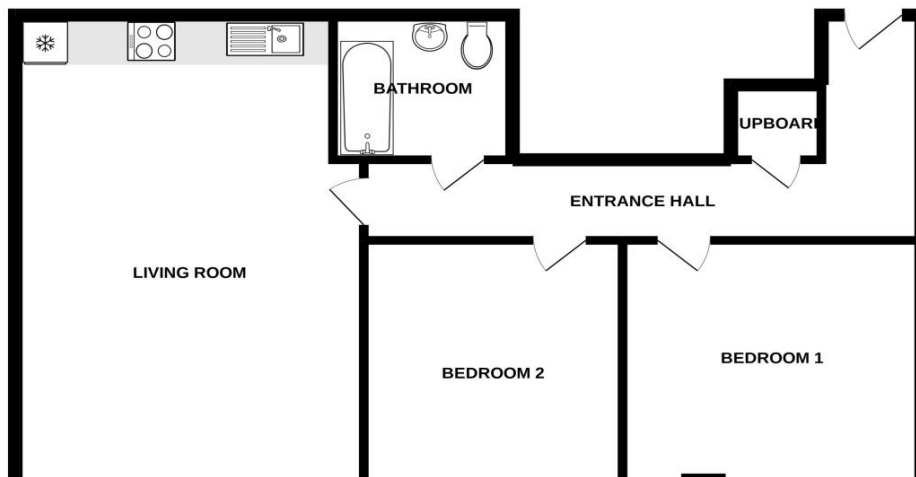
****CITY CENTRE LOCATION ****Gilson Bailey Lettings are delighted to offer this two double bedroom first floor modern executive apartment situated within 150 yards of Norwich station, close to local shops, bars, restaurants, the City centre and even has a bus stop right outside. The accommodation comprises of a formal secure entrance lobby with lift access to all floors, private entrance hall, impressive living room with South facing views, kitchen with all integrated appliances, two generous double bedrooms, bathroom with shower over the bath, modern electric heating, double glazing, Council Tax Band B, PART FURNISHED . NO PARKING

Available From: 17 October 2025



GROUND FLOOR

761 sq.ft. (70.7 sq.m.) approx.



Kitchen Area (First Floor)

Modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, washer/drier, microwave and fridge freezer. Under unit lighting. Opens to living room.

Living Room (First Floor)

6.30m (20'9") x 4.50m (14'10")

Very impressive main living room with large front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Quality laminate floor, TV / BT points, heater. Opens to kitchen area.

Parking

PLEASE NOTE: No parking is provided with the property. Rose Lane multistorey carpark is just across the road and season tickets can be obtained subject to availability.

Bathroom (First Floor)

Modern white suite comprising bath with thermostatic shower over, WC and wash basin. Large vanity mirror, heated towel rail, fully tiled walls and floor.

Bedroom 1 (First Floor)

3.70m (12'2") x 3.60m (11'10")

Master bedroom with front aspect window. TV point, heater.

Bedroom 2 (First Floor)

3.60m (11'10") x 3.20m (10'6")

Second double bedroom, front aspect window, TV point, heater.

Entrance Hall (First Floor)

Main communal secure entrance lobby with lift access to all floors. Private entrance hall, built in cupboard, entry-phone, heater, doors to all rooms.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
58	58		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Directions: From our office proceed down Prince of Wales Road and Grosvenor House is just past Quickfit.