



Brampton Court | , Clover Hill, Norwich, NR5 9AN

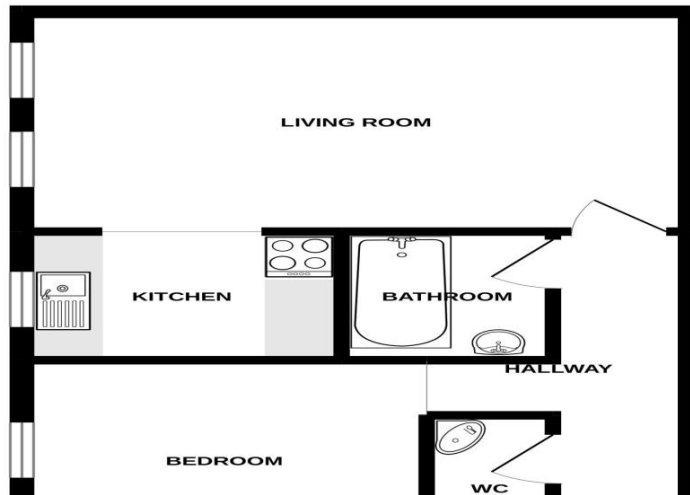
£750 pcm

Gilson Bailey Lettings are delighted to offer this well presented one bedroom first floor apartment in this tucked away location within easy reach of local shops, schools and with excellent transport links to the Hospital, University and the City centre. The accommodation comprises of an entrance hall, large living room, separate kitchen, double bedroom, bathroom with shower over the bath, allocated parking, gas central heating, double glazing, Council Tax Band A, UNFURNISHED

Available From: 16 September 2024



GROUND FLOOR


Living Room (First Floor)

4.90m (16'1") x 3.00m (9'11")

Large living room with two big rear aspect windows which allow much natural light in providing the room with a bright and relaxed feel. Inset spot lights, TV point, radiator.

Separate WC (First Floor)

White suite comprising WC and wash basin. Tiled floor, inset spotlights, frosted window, radiator.

Parking

One allocated parking space. Unrestricted on street parking.

Bathroom (First Floor)

Suite in white comprising bath with shower over and wash basin. Inset spotlights, extensive tiling, heated towel rail.

Bedroom (First Floor)

3.10m (10'3") x 2.70m (8'11")

Double bedroom, rear aspect window, inset spotlights, radiator.

Entrance Hall (First Floor)

Part glazed front door to entrance hall. Inset spot lights, radiator.

Kitchen (First Floor)

2.40m (7'11") x 2.00m (6'7")

Modern kitchen with ample storage and work surface. Appliances include and electric cooker, fridge/freezer and washing machine. Inset spotlights, laminate floor.

Energy ratings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(76-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Current Energy Efficiency Rating: **67** (D)

Potential Energy Efficiency Rating: **77** (C)

Directions: Leave Norwich via Dereham Road. At the Bowthorpe roundabout turn left into Wendene, at the traffic lights turn left into Clover Hill, follow the road round, turn right into Peverell Road, take the 5th right into Brampton Court.