







Great Eastern Court | , **Lower Clarence Road, Norwich, NR1 1EQ**

£1,100 Monthly

GILSON BAILEY LETTINGS are pleased to offer this NEWLY DECORATED , TWO DOUBLE bedroom SECOND FLOOR executive apartment situated moments from the railway station and a short walk to the heart of the City centre. The accommodation comprises of a secure private entrance hall, large living room, kitchen breakfast room, two double bedrooms, bathroom with shower over the bath, communal gardens, one allocated parking space, double glazed sash windows, modern electric heating, Council Tax band B, UNFURNISHED

Available From: Now

gilsonbailey

34 Prince of Wales Road, Norwich, Norfolk NR1 1LG
01603 764444 | lettings@gilsonbailey.co.uk

GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



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Kitchen Breakfast Room (Second Floor)
3.50m (11'6") x 2.70m (8'11")
Modern kitchen with ample storage and work surface. Appliances include electric hob, double oven, cooker hood and fridge/freezer. Space and plumbing for additional appliance. Dining area, front aspect window.

Living Room (Second Floor)
3.80m (12'6") x 3.20m (10'6")
Large living room with large front aspect window . TV / BT point, heater. Archway to kitchen.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There are no Pets allowed due to leasehold restrictions – please enquire with the office

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Outside

Well maintained communal garden for residents use. Covered cycle store.

Parking

One allocated parking space.

All measurements are approximate.

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Bathroom (Second Floor)

Modern white suite comprising bath with shower over, WC and wash basin. Extensive tiling, heater.

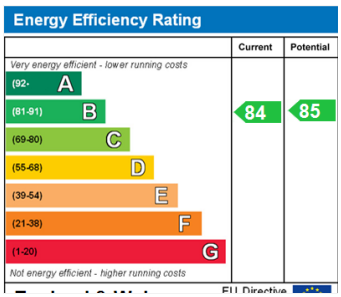
Bedroom 1 (Second Floor)
3.80m (12'6") x 2.50m (8'3")
Double bedroom, front aspect window, TV point, heater.

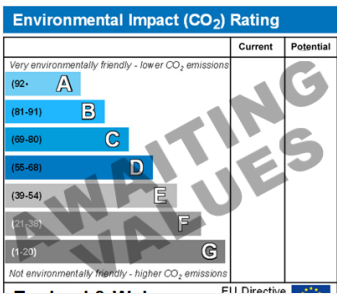
Bedroom 2 (Second Floor)
3.50m (11'6") x 2.50m (8'3")
Second double bedroom, front aspect window, heater, TV point.

Entrance Hall (Second Floor)

Private entrance hall accessed via secure communal entrance lobby. Two built in cupboards, entry-phone.

Energy ratings





Directions: Leave Norwich via Prince of Wales Road. At the traffic lights on the bridge continue straight over onto Thorpe Road, continue past the railway station and Great Eastern Court can be found on your right hand side.