



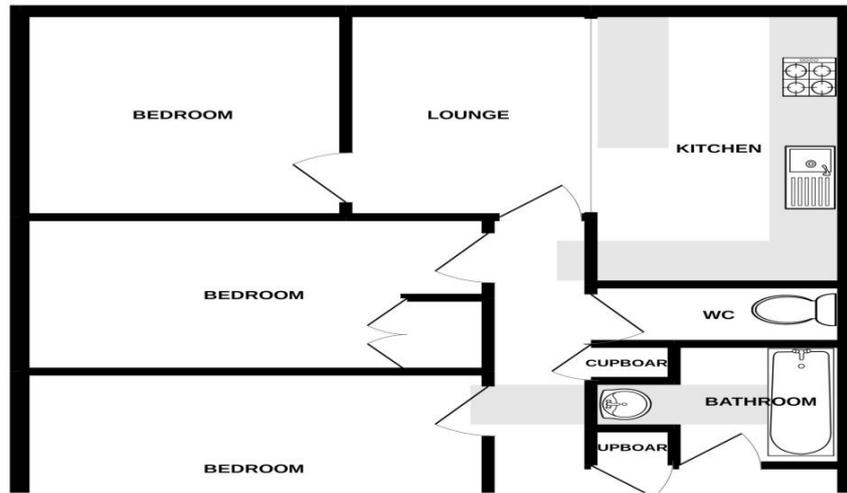
**Normandie Tower | , Rouen Road, Norwich, Norfolk,
NR1 1QP**

£1,000 pcm

**** HEATING / HOT WATER INCLUDED IN THE RENT **** Gilson Bailey lettings are delighted to offer this well presented 4th floor two / three bedroom apartment located close to local shops and the City centre with far reaching views across the City. The accommodation comprises of a secure communal lobby with lift access, private entrance hall, living room / bedroom 3, kitchen dining room, two further double bedrooms, bathroom with shower over the bath, separate WC, communal gardens, permit parking, Council Tax Band A, UNFURNISHED,

Available From: Now



GROUND FLOOR

Kitchen / Dining Room (Fourth Floor)

4.17m (13'9") x 4.27m (14'1")

Kitchen area fitted with a range of base and wall units with worktops. Sink and drainer. White goods including Electric hob and oven with cooker hood, washing machine. Space for additional appliances. Dining area.

Living Room / Bedroom three (Fourth Floor)

2.92m (9'7") x 4.29m (14'1")

Large living room with big rear aspect window which allows much natural light in providing the room with a bright and welcoming feel. Quality laminate floor, radiator.

w.c. (Fourth Floor)

Low level WC, hand wash basin and extractor fan

Outside

Well maintained garden area, mainly laid to lawn for residents use.

Parking

Permit parking.

Bathroom (Fourth Floor)

1.04m (3'5") x 1.65m (5'5")

Panelled bath with shower over. Wash basin, extractor fan.

Bedroom One (Fourth Floor)

2.92m (9'7") x 3.13m (10'4")

Double bedroom, rear aspect window, laminate floor, radiator.

Bedroom Two (Fourth Floor)

2.38m (7'10") x 4.29m (14'1")

Double glazed window. Built in wardrobe.

Entrance Hall (Fourth Floor)

Secure communal entrance hall with lift access to all floors. Private entrance hall with storage cupboard. Laminate floor, radiator.

Energy ratings

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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				(78-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(15-38) 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: 62
 Potential Energy Efficiency Rating: 74

Directions: From Castle Meadow proceed down Rouen Road directly into King Street and Normandie Tower will be found on the right.