



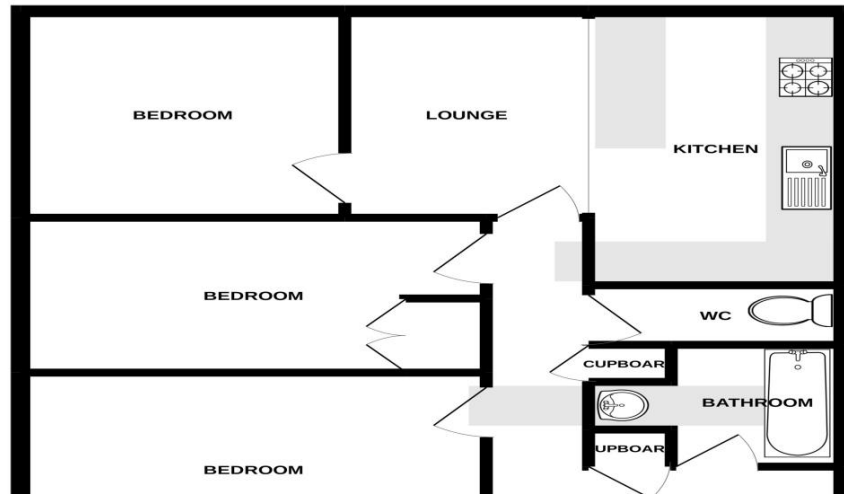
**Normandie Tower | , Rouen Road, Norwich, Norfolk,  
NR1 1QP**

**£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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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				(15-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Current Energy Rating: 62  
 Potential Energy Rating: 74

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