



**Magdalen Street | , Norwich, Norfolk, NR3 1LQ**

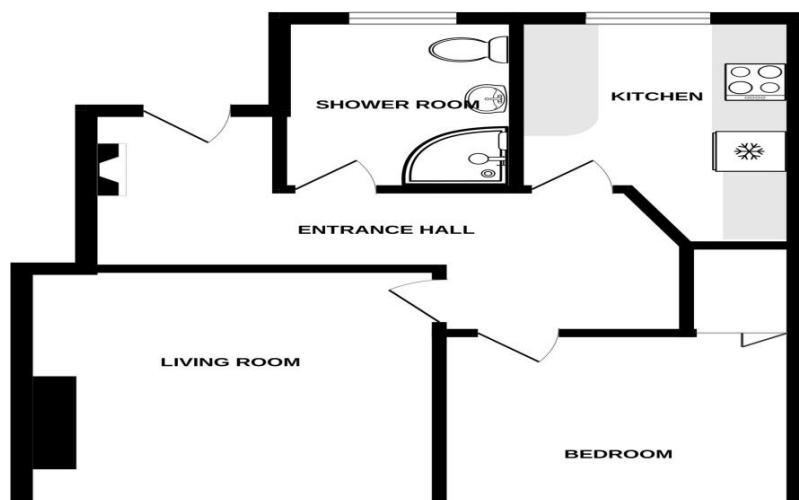
**£725 pcm**

**\*\* VIDEO TOUR \*\*** Gilson Bailey Lettings are delighted to offer this very well presented one bedroom first floor apartment with much character and charm situated close to all shops and amenities and walking distance to the city centre. The accommodation comprises of a private entrance hall, large living room, separate kitchen with appliances, double bedroom, modern shower room, gas central heating, communal garden area, Energy Rating C, Council Tax Band A, FURNISHED.

Available From: Now



# 1ST FLOOR



## Shower Room (First Floor)

Modern white suite comprising corner shower cubicle, WC and wash basin. Heated towel rail, rear aspect window.

## Outside

Communal garden area for residents use.

## Parking

PLEASE NOTE: No parking is provided with this property.

## Bedroom (First Floor)

3.00m ( 9'11" ) x 2.60m ( 8'7" )

Double bedroom, front aspect window, built in wardrobe, laminate floor, radiator.

## Entrance Hall (First Floor)

Private entrance hall accessed via secure communal lobby. Laminate floor, feature cast iron fire place, entry-phone, radiator.

## Kitchen (First Floor)

2.90m ( 9'7" ) x 2.00m ( 6'7" )

Separate modern kitchen with ample storage and work surface. Appliances include electric cooker, fridge/freezer and washing machine.

## Living Room (First Floor)

4.10m ( 13'6" ) x 3.30m ( 10'10" )

Large living room with front aspect window, quality laminate floor, TV / BT points, radiator.

## Energy ratings

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

**Directions:** Leave Norwich City via Tombland, at proceed straight down Magdalen Street, and the property can be found on the right hand side.