



Martyn Joyce House | , Kestrel Avenue, Queens Hills, Norwich, NR8 5GZ

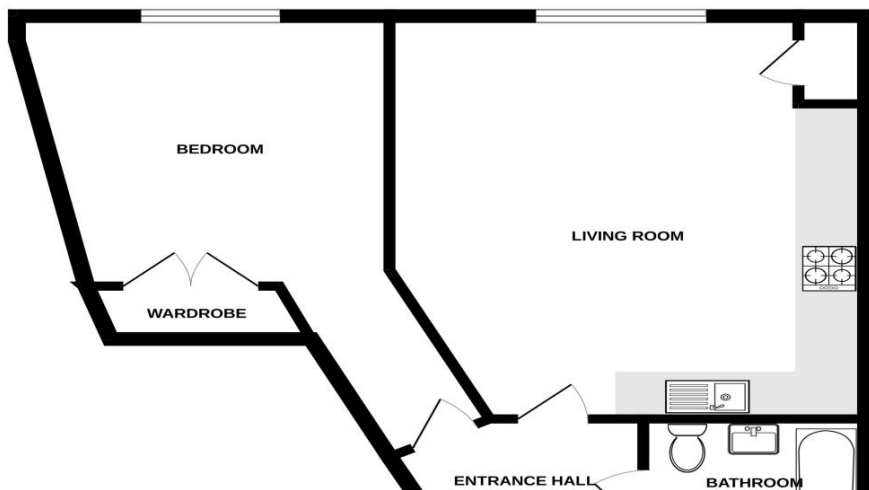
£895 pcm

GILSON BAILEY LETTINGS are pleased to offer this ONE BEDROOM spacious executive first floor modern apartment set in this popular residential development close to local shops, supermarket and with easy access to UEA, Hospital and A47 / A11 links. The property benefits from secure entry, private entrance hall, large living room, modern kitchen area, master bedroom with built in wardrobe, main bathroom with shower over the bath, communal grounds, allocated parking space, double glazing, gas central heating, Energy Rating B, Council Tax Band A, FURNISHED.

Available From: 21 September 2026



FIRST FLOOR



Entrance Hall (First Floor)

Private entrance hall accessed via secure communal entrance lobby. Entry-phone, doors to all rooms.

Kitchen Area (First Floor)

kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, fridge/freezer and washing machine. Quality laminate floor, inset spotlights, opens to living room.

Living Room (First Floor)

5.00m (16'5") x 4.70m (15'6")
 Good sized living room with front aspect window which allows much natural light in providing the room with a bright and relaxed feel. Quality laminate floor, built in cupboard, TV / BT points, radiator. Opens to kitchen area.

Agent note

This property is fully Furnished.

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.

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 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.

Outside (Ground Floor)

Well maintained communal grounds.

Parking (Ground Floor)

One allocated off street parking space. Unrestricted on street parking.

Bathroom (First Floor)

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

Bedroom (First Floor)

5.00m (16'5") x 4.30m (14'2")
 Double bedroom, front aspect window, built in wardrobe, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: From Longwater A47 Southern bypass roundabout, take the 3rd exit passing Sainsburys at the next roundabout 1st exit, next roundabout 2nd exit, next roundabout 1st exit into Queens Hills, next roundabout 1st exit into Fairway, take the 3rd right into Kestrel Avenue and the property is on the right.