



## Cardington Court | , Acle, Norfolk, NR13 3RL

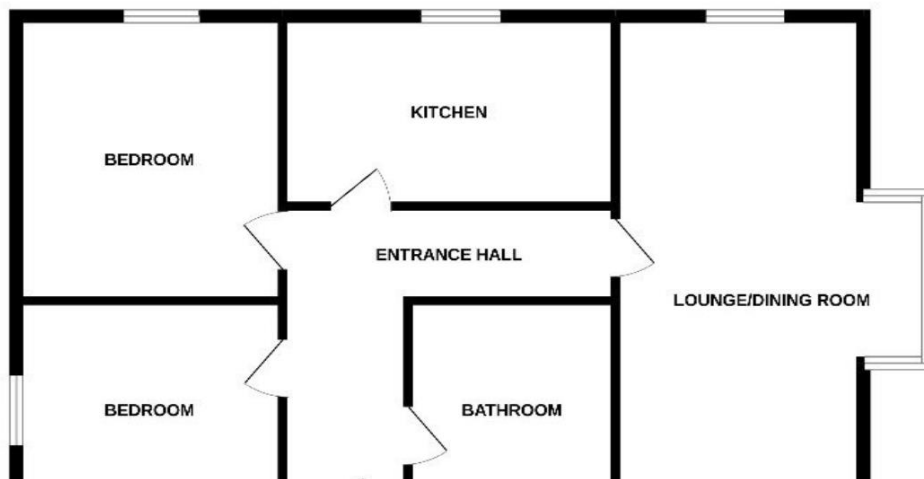
**£895 pcm**

Gilson Bailey are delighted to offer this first floor flat with two double bedrooms, parking, located on a quiet cul de sac in the sought after location of Acle. This deceptively spacious property is accessed by a communal lobby with stairs leading to the first floor. The full accommodation comprises entrance hall, kitchen, bay fronted sitting/dining room, two double bedrooms and a modern shower room. Outside the property has communal gardens and allocated parking. The village of Acle offers easy access to the A47 leading into Norwich and Great Yarmouth. The village is popular due to the train station and the broad range of amenities including the popular Acle Academy secondary school, doctors, coffee shops, supermarket, places to eat and many more. FURNISHED, BROADLAND DISTRICT COUNCIL TAX BAND B.



Available From: 17 October 2025

## GROUND FLOOR



### Kitchen (First Floor)

3.03m ( 10'0") x 2.67m ( 8'10")

Vinyl flooring, range of fitted base and wall units with rolled edge work surfaces, integrated electric oven, hob and hood, plumbing and space for free standing fridge freezer, double glazed window to side, tiled splash backs.

### Lounge/Dining Room (First Floor)

6.25m ( 20'7") x 3.02m ( 9'11")

Fitted carpet, radiator, double glazed window to front, double glazed bay window to side.

### Local Authority

Broadland District Council, Tax Band B

### Outside

Allocated parking space

### Bathroom (First Floor)

Tiled flooring, low level WC, vanity sink unit, shower cubicle with thermostatically controlled shower over, tiled walls, radiator, obscured double glazed window to side.

### Bedroom One (First Floor)

3.68m ( 12'1") x 3.63m ( 11'11")

Fitted carpet, radiator, double glazed window to side.

### Bedroom Two (First Floor)

3.56m ( 11'9") x 2.49m ( 8'3")

Fitted carpet, radiator, double glazed window to rear.

### Entrance Hall (First Floor)

Fitted carpet, doors to all rooms, access to loft space, storage cupboard, boiler cupboard.

## 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- A)</p> <p>(81-91 B)</p> <p>(69-80 C)</p> <p>(55-68 D)</p> <p>(39-54 E)</p> <p>(21-54 F)</p> <p>(1-20 G)</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92- A)</p> <p>(81-91 B)</p> <p>(69-80 C)</p> <p>(55-68 D)</p> <p>(39-54 E)</p> <p>(21-54 F)</p> <p>(1-20 G)</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:** Head east down the A47 to A1064 in Acle, continue on A1064. Take Old Road to Cardington Court