



**Hassett Close | , Norwich, NR3 1PF**

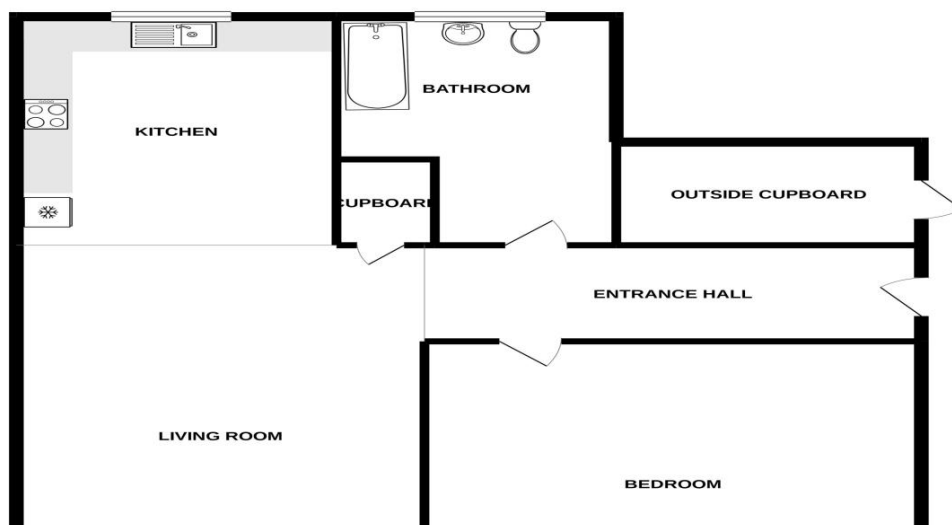
**£795 pcm**

Gilson Bailey Lettings are delighted to offer this ONE bedroom ground floor apartment with Cathedral views and located within walking distance of the City centre and train station. The accommodation comprises of an entrance hall, large light and bright living room, modern kitchen with appliances, double bedroom, bathroom with shower over the bath, communal gardens, parking, double glazing, gas central heating, Council Tax Band A, UNFURNISHED\*\*PARKING\*\*ONE BED \*\*

Available From: 09 June 2025



### GROUND FLOOR



#### Living Room (Ground Floor)

3.80m ( 12'6") x 3.00m ( 9'11")

Large living room with big South facing window which allows much natural light in providing the room with a a bright and welcoming feel. Quality laminate floor, TV / BT points, radiator. Opens to kitchen.

#### Outside

Maintained communal areas, external storage cupboard.

#### Parking

One space (not allocated) is provided in the residents car park. Additional permit parking (subject to application and approval by Norwich City Council).

#### Bathroom (Ground Floor)

Modern white suite comprising bath with thermostatic shower over, WC and wash basin. Fully tiled floor and walls, frosted window, radiator.

#### Bedroom (Ground Floor)

3.10m ( 10'3") x 2.60m ( 8'7")

Double bedroom, front aspect window, quality laminate floor, radiator.

#### Entrance Hall (Ground Floor)

Front door leading to private entrance hall, quality laminate floor, built in storage cupboard, radiator.

#### Kitchen (Ground Floor)

3.00m ( 9'11") x 2.10m ( 6'11")

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

## 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>			
72	75		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Directions:** From our office proceed down Prince of Wales Rd, over the bridge and left into Riverside Rd. At the roundabout turn left into Barrack Street. Take the 1st right into St James Close, 2nd right into Mousehold St and 1st left into Hassett Close.