



London Street | , Norwich, NR2 1HL

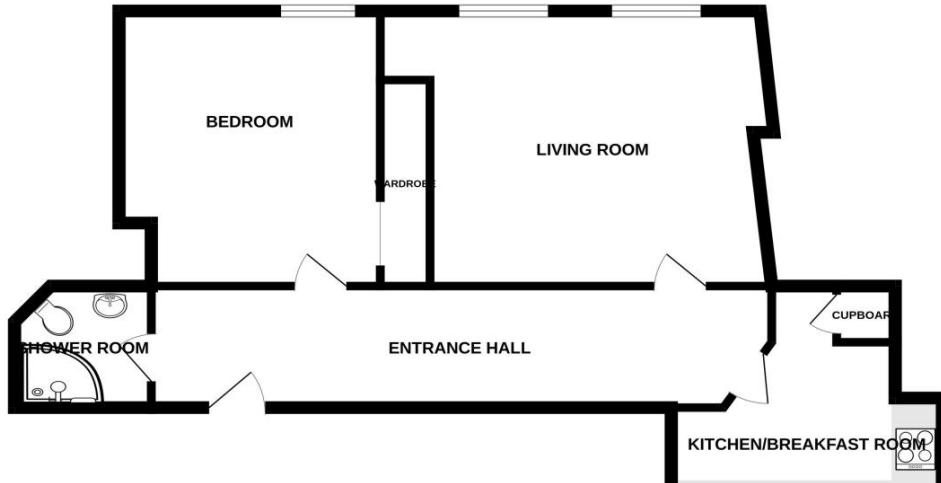
£1,025 pcm

** CITY CENTRE LOCATION **GRADE II LISTED BUILDING** Gilson Bailey Lettings are delighted to offer this well presented, recently converted ONE bedroom second floor apartment situated in the very heart of the City close to all shops, restaurants, bars and just a few minutes walk to the station. The accommodation comprises of an secure communal entrance lobby, private entrance hall, large living room with high ceilings, modern kitchen, double bedroom, bathroom with shower over the bath, electric heating, double glazing, Energy Rating C, Council Tax Band A UNFURNISHED.

Available From: Now

G
gilsonbailey

GROUND FLOOR


Shower Room (Second Floor)

Modern suite in white comprising double sized shower cubicle, WC and wash basin. Chrome heated towel rail.

Agent Notes

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.

Agents Notes

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.

Bedroom (Second Floor)

3.10m (10'3") x 3.00m (9'11")
 Big double bedroom, rear aspect window, built in wardrobe recess, laminate floor, heater.

Entrance Hall (Second Floor)

Private entrance hall accessed via secure communal entrance lobby. Quality laminate floor, heater, entry-phone.

Kitchen Breakfast Room (Second Floor)

4.00m (13'2") x 3.30m (10'10")
 Separate modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. The washing machine is a BONUS ITEM. Dining area, laminate floor, extensive tiling, built in cupboard housing hot water cylinder.

Living Room (Second Floor)

4.40m (14'6") x 3.50m (11'6")
 Large living room with two rear aspect windows which allows much natural light in providing the room with a bright and relaxed feel. Quality laminate floor, heater.

Energy ratings

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs (92-100) | A | | Very environmentally friendly - lower CO ₂ emissions (92-100) | A | |
| (91-81) | B | | (91-81) | B | |
| (80-60) | C | | (80-60) | C | |
| (55-60) | D | | (55-60) | D | |
| (30-54) | E | | (30-54) | E | |
| (21-30) | F | | (21-30) | F | |
| (1-20) | G | | (1-20) | G | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | EU Directive 2002/91/EC | | |

Directions: From Our office proceed up Prince of Wales Road and 2nd right into Bank Plain and the take the 1st right into London Street.