

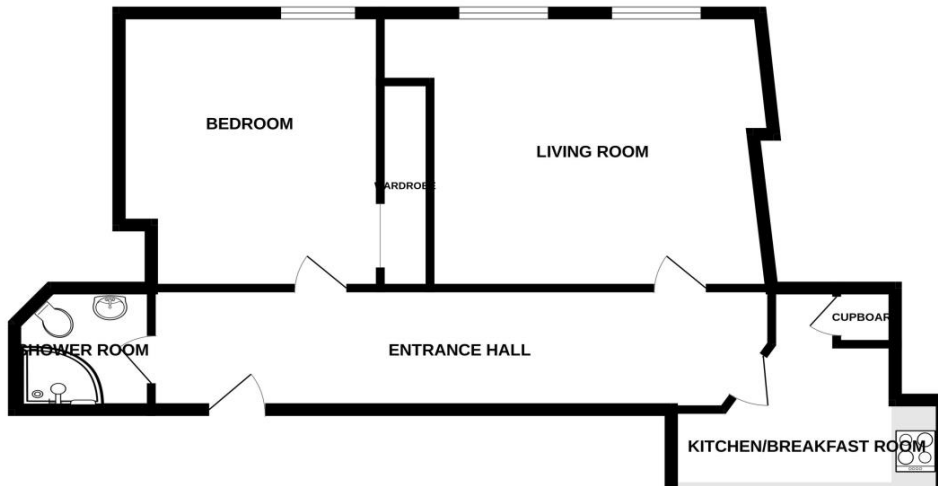
London Street | , Norwich, NR2 1HL

£1,050 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, big double bedroom, bathroom with shower over the bath, electric heating, double glazing, Energy Rating C, Council Tax Band A UNFURNISHED.

Available From: 14 November 2024



GROUND FLOOR

Shower Room (Second Floor)

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

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. 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) 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		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.