



**Magdalen Street | , Norwich, Norfolk, NR3 1LQ**

**£650 pcm**

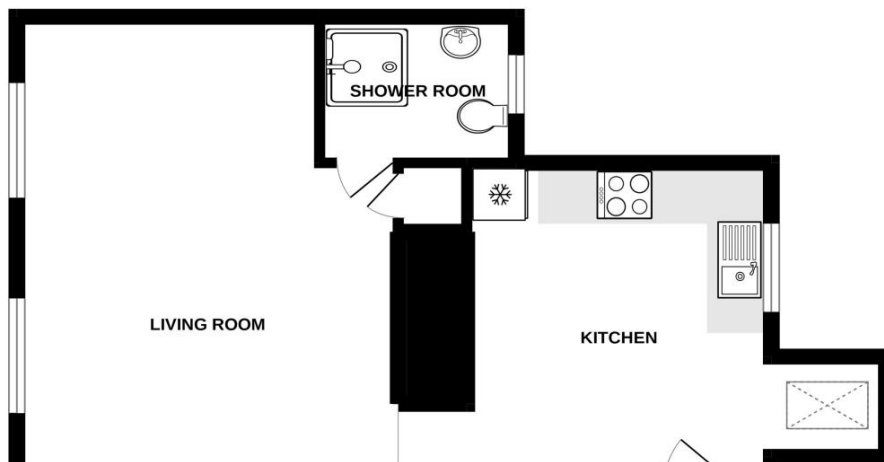
Gilson Bailey Lettings are delighted to offer this well presented first floor studio apartment with much character situated close to all shops and amenities and walking distance to the city centre. The accommodation comprises of a main living room / bedroom with two good sized windows and high ceiling, kitchen area with breakfast bar, shower room, gas central heating, communal garden area, Council Tax Band A, UNFURNISHED.  
\*\*STUDIO FLAT\*\*

Available From: 27 October 2025



### GROUND FLOOR

412 sq.ft. (38.3 sq.m.) approx.



**Parking**  
PLEASE NOTE: No parking is provided with this property.

**Kitchen Breakfast Room (First Floor)**  
3.00m ( 9'11" ) x 2.40m ( 7'11" )  
Kitchen with ample storage and work surface. Appliances include electric cooker, cooker hood, fridge/freezer and washing machine. Breakfast bar.

**Living Room (First Floor)**  
4.60m ( 15'2" ) x 3.60m ( 11'10" )  
Large main living / bedroom, two big front aspect windows allow much natural light in providing the room with a bright and welcoming feel. High ceilings, built in storage, radiators.

**Shower Room (First Floor)**  
Suite in white comprising shower cubicle, WC and wash basin. Heated towel rail, frosted window.

**Outside**  
Communal garden area for residents use.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Directions:** Leave Norwich City via Tombland, at proceed straight down Magdalen Street, and the property can be found on the right hand side.