



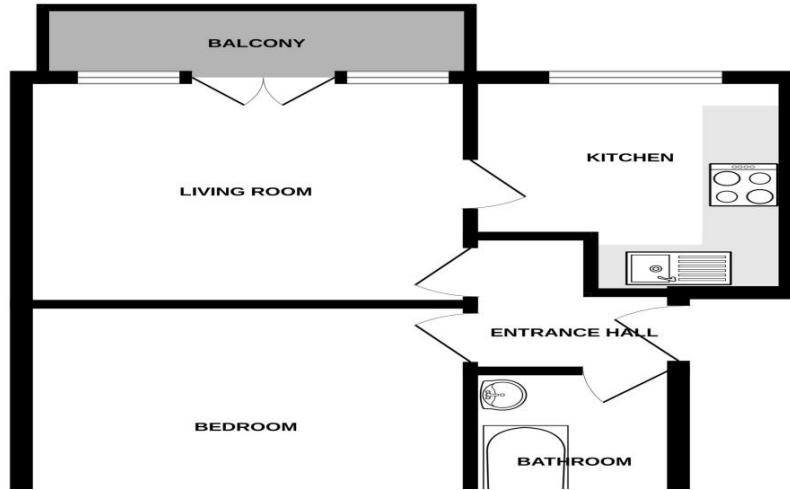
Conrad Court | , Yarmouth Road, Norwich, NR7 0EJ

£750 pcm

Gilson Bailey are delighted to offer this one bedroom second floor floor apartment within this listed art deco landmark building enjoying far reaching views and within easy reach of the City centre and Norwich Railway station. The property comprises of Entrance hall, living room with patio doors to the private balcony, modern kitchen, double bedroom, bathroom with shower over the bath, gas central heating, allocated parking space, Energy Rating C, Band 'A' Council Tax, UNFURNISHED.

Available From: Now



SECOND FLOOR

Entrance Hall (Second Floor)

Private entrance hall accessed via communal entrance lobby. Coats hanging space.

Kitchen (Second Floor)

2.20m (7'3") x 2.20m (7'3")

Kitchen with ample storage and work surface. Appliances include an electric cooker. Space and plumbing for additional appliances.

Living Room (Second Floor)

3.40m (11'2") x 3.00m (9'11")

Large living room with glazed double doors to private balcony. This room is South facing and enjoys far reaching views. Radiator, door to kitchen, TV / BT Point.

Agents Note

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.

Agents Note

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 Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Parking (Ground Floor)

One allocated parking space.

Balcony (Second Floor)

Private balcony with far reaching views.

Bathroom (Second Floor)

Modern suite in white comprising bath with shower over, WC and wash basin. Radiator, frosted window.

Bedroom (Second Floor)

3.40m (11'2") x 3.00m (9'11")

Double bedroom, rear aspect window overlooking the communal grounds. Built in cupboard, radiator.

Energy ratings

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | 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 | |

Current Energy Rating: **72** (D) | Potential Energy Rating: **77** (C)

Directions: From our office continue down Prince of Wales Rd, over the bridge and follow the road past the station and post office. Follow the road for almost a mile and Conrad Court will be found on the left opposite 'The Town House' pub.