



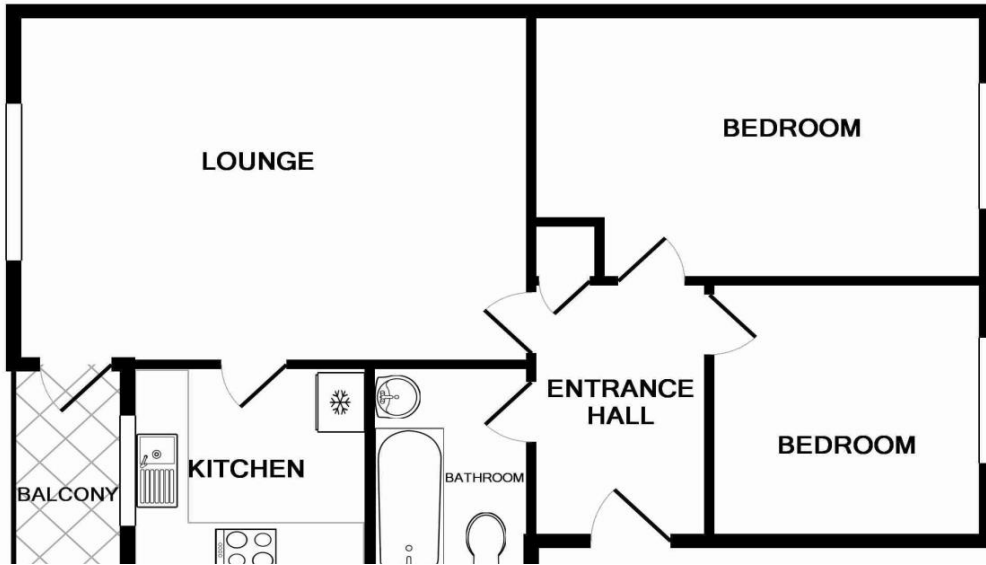
Scott Road | , Norwich, Norfolk, NR1 1YR

£850 pcm

Gilson Bailey Lettings are delighted to offer this well presented two bedroom first floor apartment situated in this ever popular development situated close to local shops and within easy reach of the railway station and City centre beyond. The accommodation comprises of a secure communal entrance lobby, private entrance hall, large living room with door to private balcony, separate kitchen with appliances, double bedroom, good sized second bedroom, bathroom with shower over the bath, communal maintained gardens, allocated parking, security entry, gas central heating, double glazing, Energy Rating C, Council Tax Band B, UNFURNISHED

Available From: 22 July 2024





Entrance Hall (First Floor)

Private entrance hall accessed via secure communal entrance lobby. Built in storage cupboard, radiator, entry phone.

Kitchen (First Floor)

2.60m (8'7") x 2.50m (8'3")
 Separate modern kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, fridge/freezer and washing machine.

Living Room (First Floor)

4.90m (16'1") x 3.60m (11'10")
 Main living room with big front aspect window which allows much natural light. Door to private balcony, radiator.

Outside

Maintained communal gardens.

Parking

One allocated private off street parking space.

Balcony (First Floor)

Private covered balcony with view out over the communal gardens.

Bathroom (First Floor)

White bathroom suite comprising bath with shower over, WC and wash basin. Radiator.

Bedroom 1 (First Floor)

4.20m (13'10") x 2.60m (8'7")
 Master bedroom, front aspect window over looking the communal gardens, radiator.

Bedroom 2 (First Floor)

2.40m (7'11") x 2.20m (7'3")
 Good sized second bedroom, front aspect window, radiator. This room would also make an ideal home office.

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			(76-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(11-38)	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 continue down Prince of Wales Road, over the bridge onto Thorpe Road, pass the station and at the second set of traffic lights (just past Alan Boswell insurance) turn right and then immediately left into Thorpe Park