



London Street | , Norwich, NR2 1HL

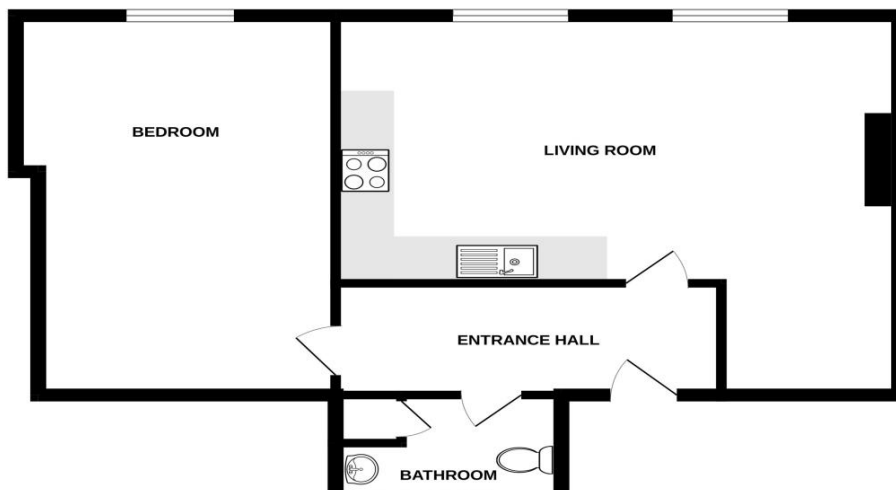
£1,095 pcm

**** GRADE II LISTED BUILDING**** Gilson Bailey Lettings are delighted to offer this one bedroom first floor apartment situated in the very heart of the City close to all the 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 to be confirmed, UNFURNISHED. ****CITY CENTRE LOCATION****

Available From: Now



GROUND FLOOR



Living Room (Second Floor)

5.40m (17'9") x 5.00m (16'5")

Large living room with two big front aspect windows which allows much natural light in providing the room with a bright and relaxed feel. Quality laminate floor, heater. Opens to kitchen area.

Bathroom (Second Floor)

Modern suite in white comprising bath with shower over, WC and wash basin. Chrome heated towel rail. Cupboard containing hot water cylinder.

Bedroom (Second Floor)

5.00m (16'5") x 3.30m (10'10")

Very big double bedroom, front aspect window, laminate floor, heater.

Entrance Hall (Second Floor)

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

Kitchen Area (Second Floor)

Modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. The washing machine is a BONUS ITEM. Space and plumbing for additional appliances. Laminate floor, extensive tiling, opens to living area.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p> </div>			
73	73		
<div> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> </div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.