



Christopher Court | , Malbrook Road, Norwich, NR5 8QZ

£695 pcm

****CLOSE PROXIMITY TO THE UEA **** Gilson Bailey are delighted to offer this **SECOND FLOOR , ONE BEDROOM FLAT** situated to the west of Norwich. Accommodation comprising communal entrance, stairs to second floor , **OPEN PLAN KITCHEN/LIVING AREA**, bedroom and bathroom. Outside there is a residents car park providing off road parking. The flat benefits from gas heating. Tax Band A. **UNFURNISHED**

Available From: 23 February 2026



Lounge (Second Floor)

3.43m (11'4") x 3.77m (12'5")

UPVC window, radiator, door to lobby and open plan to

Agent Notes

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.

Agent Notes

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

Agent Notes

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.

Agent Notes

Outside

Communal parking.

Bathroom (Second Floor)

Three piece suite, Low Level WC, hand wash basin, bath and velux window.

Bedroom (Second Floor)

Radiator, built in wardrobe and velux window.

Kitchen (Second Floor)

1.62m (5'4") x 3.00m (9'11")

Wall and base units, single sink, fitted oven and hob, space for washing machine and fridge freezer.

Lobby (Second Floor)

Doors to airing cupboard and bathroom.

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: Head east on Prince of Wales Rd towards St Vedast St, Follow A147 and Dereham Rd/A1074 to Earlham Green Ln, Continue on Earlham Green Ln, Turn left onto Malbrook Rd