



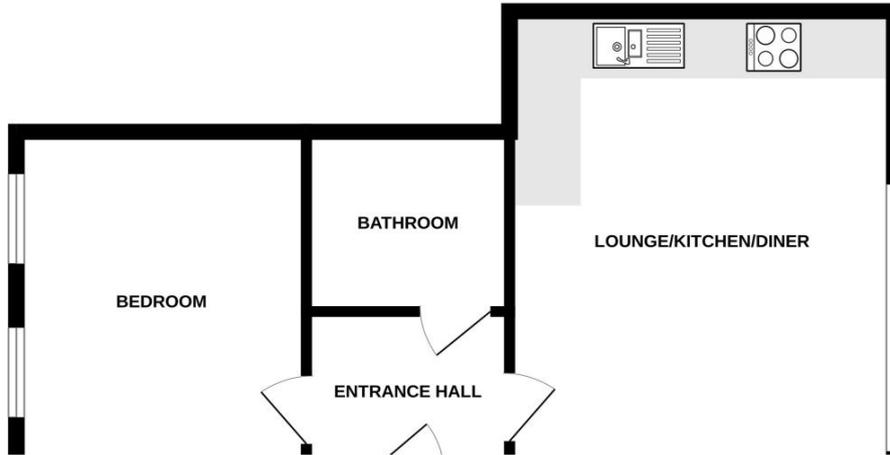
## Magdalen Road | , Norwich, NR3 4AN

**£995 pcm**

Gilson Bailey Lettings are delighted to offer this ONE BEDROOM, FIRST FLOOR APARTMENT situated in the highly sought after NR3 area of Norwich within walking distance to the city centre. Accommodation comprising secure intercom entry, private entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom. Outside to the rear there is gated access to a residents car park providing one off road parking space. The apartment benefits from double glazing, gas heating . Tax Band A, EPC B , PART FURNISHED(please enquire within the office)

Available From: 15 April 2026



**FIRST FLOOR**

**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**

The property is Part furnished . Please enquire within the office for further details. Hallway - Shoe Cabinet, Picture frame & Lamp Shade. / Bedroom -Bedframe and Mattress, Wardrobe, Check of Draw, Side Tables x 2, Make up desk & chair & Lamp shade. / Bathroom - Picture Frame & Bathroom Cabinet. / Lounge/Diner - Sofa, Radiator Cover, Table & chairs, Mirror, TV Unit & Bin.

**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.

**Outside**

Gated access to one off road parking space.

**Bathroom (First Floor)**

2.18m ( 7'2") x 1.95m ( 6'5")

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

**Bedroom (First Floor)**

3.78m ( 12'5") x 3.14m ( 10'4")

Two double glazed windows, radiator.

**Entrance Hall (First Floor)**

Doors to lounge/kitchen/diner, bedroom and bathroom.

**Lounge/Kitchen/Diner (First Floor)**

5.12m ( 16'10") x 4.64m ( 15'3")

Fitted wall and base units with worktops over, sink and drainer, electric hob with extractor over, fitted oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

## Energy ratings

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

*Note: The current Energy Efficiency Rating is 81 and the potential is 81.*

**Directions:** Head east on Prince of Wales Rd, Turn left onto Riverside Rd, At the roundabout, take the 1st exit onto Barrack St, At the roundabout, take the 3rd exit onto Charlton Rd, Turn left onto Bull Cl Rd, Slight right onto Magdalen Rd, Slight left onto Magdalen Rd