



Duke Street, Norwich

£725 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Ground Floor Apartment
- ✓ Allocated Parking
- ✓ Walking Distance to City Centre
- ✓ Open Plan Living
- ✓ Double Bedroom
- ✓ En Suite Shower Room
- ✓ Neutral Decor
- ✓ Gas Fired Central Heating

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



SITUATED on the outskirts of the CITY with PARKING to rear, this WELL-MAINTAINED GROUND FLOOR apartment offers HIGH CEILINGS and a LIGHT and BRIGHT, MODERN interior. With an EASY TO MAINTAIN interior, the accommodation is LARGELY OPEN PLAN, with the front door opening to the KITCHEN, SITTING ROOM and DINING AREA - with built-in storage. A door leads to the DOUBLE BEDROOM with an EN SUITE shower room. The shared rear lobby leads to the PARKING. The property offers GAS FIRED CENTRAL HEATING and a neutral décor.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 3AP), but to help you...Leave Norwich via St. Andrews Street, turning right at the traffic lights onto Duke Street. Follow the road along, where the property can be found on your right hand side, with the parking off Muspole Street.

The property offers direct access from Duke Street, with the parking located to the rear.

Entrance door to:

SITTING ROOM/KITCHEN

15' 7" x 12' 10" Max (4.75m x 3.91m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for fridge, space for washing machine, fitted carpet, radiator, window to front, television and telephone points, electric fuse box, built-in storage cupboard, coved ceiling, door to:

DOUBLE BEDROOM

14' 11" x 10' 10" Max (4.55m x 3.3m) Fitted carpet, radiator, window to rear, built-in storage cupboard, smooth ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with electric shower, tiled splash backs, vinyl flooring, radiator, smooth ceiling with extractor fan.

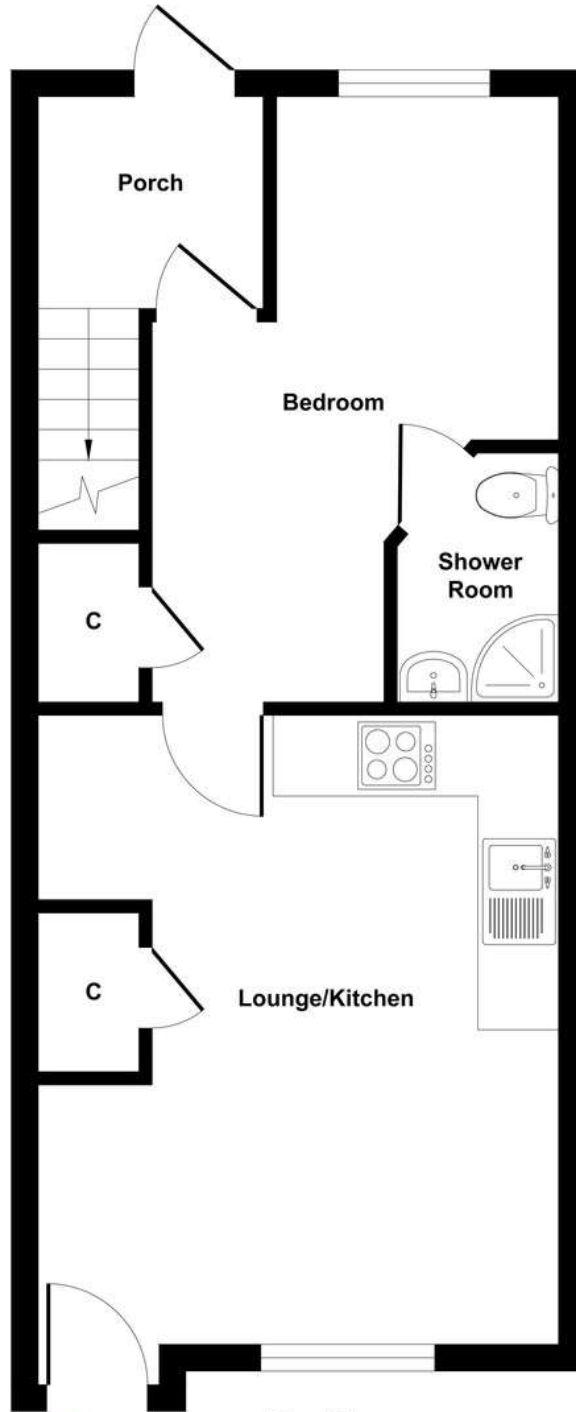
SHARED LOBBY

Vinyl flooring, wall mounted gas fired central heating boiler, door to rear parking.

ALLOCATED PARKING

One parking space is located directly to the rear of the property.





Floor Plan
Approximate Floor Area
402 sq. ft
(37.34 sq. m)

Approx. Gross Internal Floor Area 402 sq. ft / 37.34 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements