



St. Leonards Road, Norwich

£695 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ First Floor Flat
- ✓ Walking Distance to City Centre
- ✓ Sitting/Dining Room
- ✓ Modern Fitted Kitchen
- ✓ Utility Room
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ On Road Parking

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





Within WALKING DISTANCE to the CITY, LOCAL PUBS and shops, this WELL POSITIONED flat offers GREAT SPACE and ample residents PARKING. Once inside you are greeted by a BRIGHT and SPACIOUS SITTING/DINING ROOM with views over GREEN SPACE, with the FULLY FITTED KITCHEN and SEPARATE UTILITY room, TWO SPACIOUS BEDROOMS - both with FITTED WARDROBES, along with a GENEROUS FAMILY BATHROOM. STORAGE IS PLENTIFUL with TWO GENEROUS CUPBOARDS in the inner hall, and an EXTERIOR STORAGE SHED.

LOCATION

Within walking distance to the City Centre, this block of flats is located close to Ketts Hill, and is a popular location for those working in the centre. With bus routes on Riverside Road, a wealth of local amenities can be found on the doorstep 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 (NR1 4JN), but to help you...Leave Norwich via Prince of Wales Road, turning left at the traffic lights onto Riverside Road. Continue along, turning right onto Gas Hill. At the T-junction turn left onto St. Leonards Road, following the road, and bearing to the right. Where the property can be found straight in front marked by our To Let board.

The property is approached via a communal staircase leading the first floor where you will find the property.

Entrance door to:

SITTING ROOM

18' 3" x 10' 5" Max (5.56m x 3.18m) Fitted carpet, radiator x2, uPVC double glazed window to front, television and telephone points, smooth coved ceiling, door to:

KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, inset electric hob, built-in electric oven and extractor fan over, space for fridge freezer, tiled flooring, uPVC double glazed window to side, smooth coved ceiling, door to:

UTILITY ROOM

7' 7" x 3' 3" (2.31m x 0.99m) Fitted range of base level units with complementary rolled edge work surfaces, space for washing machine, tiled flooring, uPVC obscure double glazed window to side, wall mounted gas fired central heating boiler, smooth ceiling.

INNER HALL

Fitted carpet, built-in storage cupboard, built-in double storage cupboard, smooth coved ceiling, doors to:

DOUBLE BEDROOM

13' 8" x 9' 10" (4.17m x 3m) Fitted carpet, radiator, uPVC double glazed window to side, television point, built-in wardrobe, smooth coved ceiling.

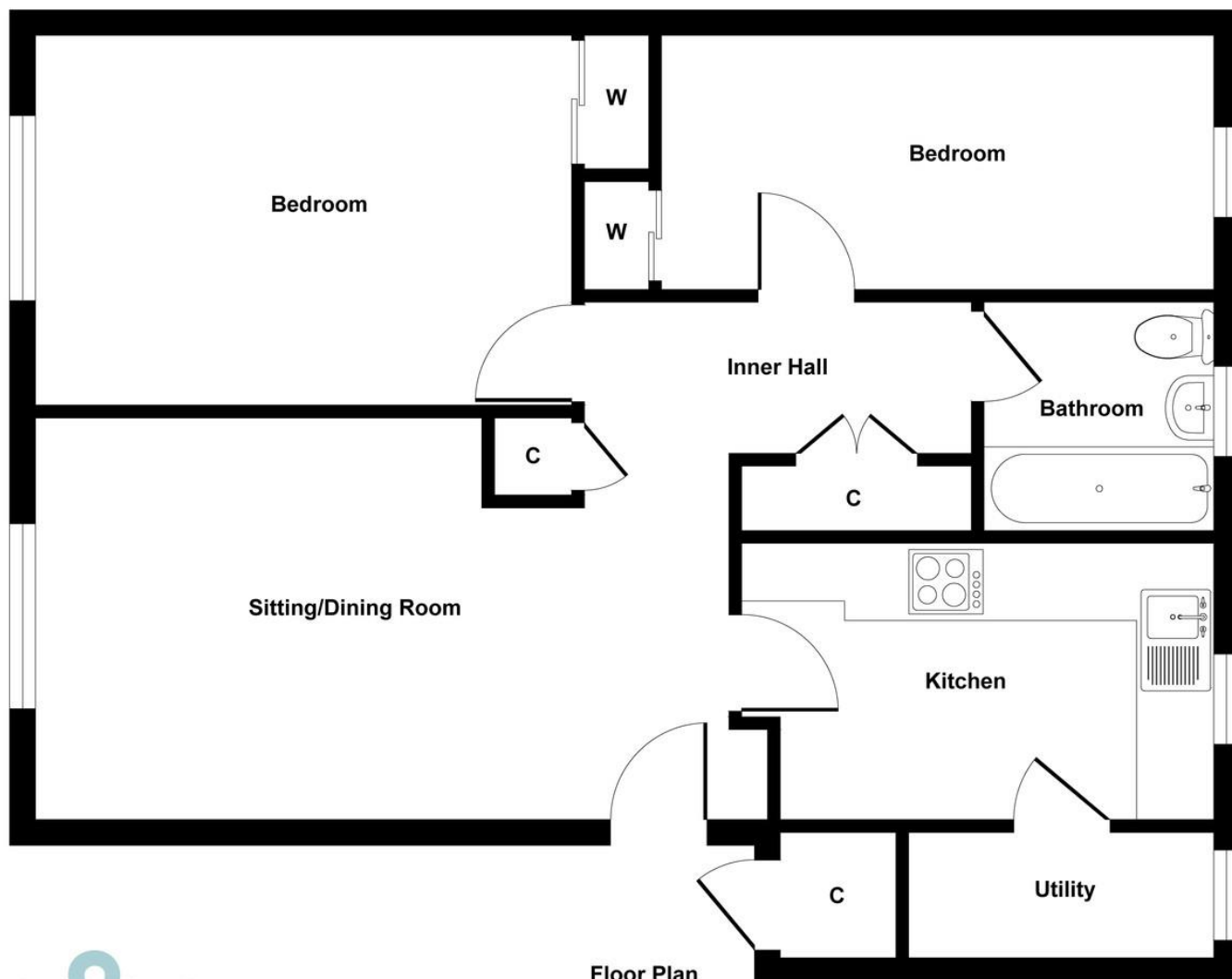
BEDROOM

12' 1" x 6' 7" (3.68m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to side, television and telephone points, built-in wardrobe, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, shaped panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled walls, tiled flooring, vertical radiator, uPVC obscure double glazed window to side, smooth coved ceiling.





Floor Plan
 Approximate Floor Area
 662 sq. ft
 (61.50 sq. m)

Approx. Gross Internal Floor Area 662 sq. ft / 61.50 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