



Prince Of Wales Road, Norwich

£750 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Second Floor Apartment
- ✓ Secure Entrance
- ✓ 14' Sitting Room
- ✓ 14' Kitchen/Breakfast Room
- ✓ Separate Utility Room
- ✓ One Double Bedroom
- ✓ En Suite Bathroom with Shower
- ✓ Central City Location

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





IN SUMMARY

Located in the CENTRE of NORWICH, this second floor apartment offers a SECURE ENTRANCE and a SPACIOUS LAYOUT and AMPLE STORAGE. The accommodation offers a central hall, 14' SITTING ROOM and adjacent 14' KITCHEN/BREAKFAST with a MODERN RANGE of wall and base level units and INTEGRATED COOKING APPLIANCES. A further LAUNDRY ROOM can be found adjacent. The BEDROOM offers an EN SUITE BATHROOM which is a great size and also includes a separate SHOWER CUBICLE.

SETTING THE SCENE

The property offers a secure front door and coded entrance which leads to the internal stairs. Leading straight off the Prince of Wales Road, the property enjoys a central city location.

THE GRAND TOUR

Once inside, the hall entrance is carpeted and leads to all the main rooms, whilst also offering a large walk-in storage cupboard. The kitchen is to your left, finished with a modern range of wall and base level units, with space for white goods, and inset stainless steel sink and drainer unit, and an inset electric ceramic hob and electric oven with a stainless steel splash back and extractor fan. The

wall mounted gas fired central heating boiler is located in a top cupboard. There is ample space for a dining table, with tiled effect flooring under foot. Opposite, the laundry room offers a further sink unit and space for a washing machine. The sitting room is a great size, finished with fitted carpet, and a great size including a storage cupboard. The main bedroom which can also be used as the sitting room is carpeted, and offers an en suite bathroom. A fantastic size, with a four piece suite, the bathroom offers tiled splash backs and a separate shower cubicle.

THE GREAT OUTDOORS

There is no communal or private garden space included, but there are some fantastic parks spaces in the city.

OUT & ABOUT

Located on the eastern fringes of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the train station, football ground, bus station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 1BG

What3Words : ///relate.crest.pokers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Floor 1

Approximate total area⁽¹⁾
509.81 sq ft
47.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAFT 200

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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