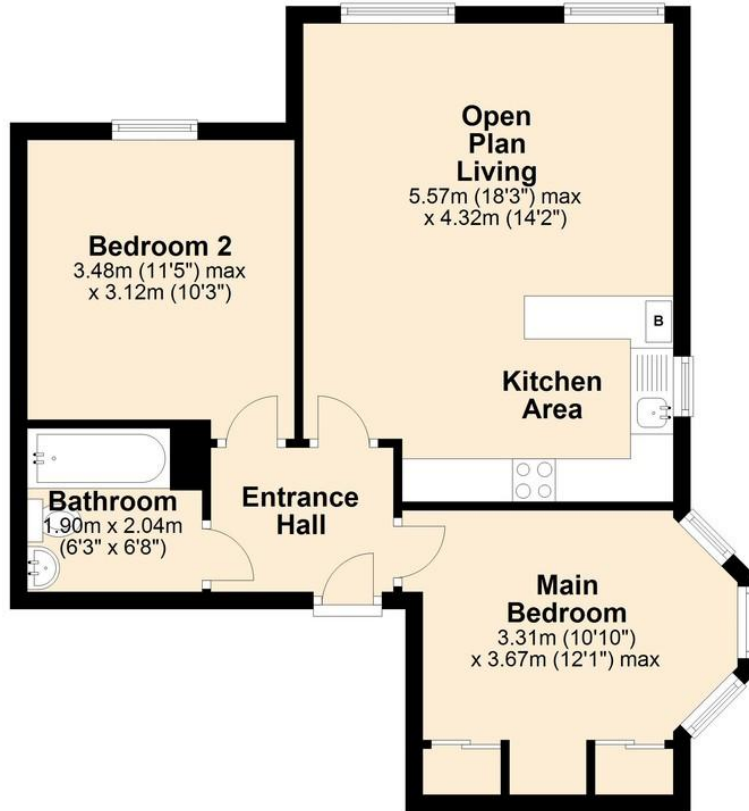


Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

OUTSIDE

A shared tarmac driveway off Kingfisher Close allows access to the property's leasehold car port parking, which is underneath a nearby coach house.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Exit the A11/Newmarket Road roundabout onto Round House Way and at the first roundabout turn right onto Dragonfly Lane. At the mini roundabout turn left onto Kingfisher Close, turn left onto a continuation road and then right at the end of the cul de sac where the property's parking can be found. For pedestrian access, turn right onto Dragonfly Lane from the roundabout and walk up the public footpath where the apartment block is on the left.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current C 80 Potential C 80

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This first floor apartment offers generous living spaces in a highly accessible location, ideally situated for city access and transportation links. The apartment comprises an open-plan living space offering a kitchen with built-in appliances, plus there are 2 double bedrooms and a bathroom with shower over the bath. In addition, the apartment benefits from allocated parking beneath a nearby coach house.

Round House Way
Cringleford | Norwich | Norfolk | NR4 7LH

£900 pcm

First floor apartment on the popular Round House Park development

Well-presented accommodation throughout

2 double bedrooms including main bedroom with bay window and built-in mirrored storage

Open plan living with a spacious lounge featuring twin windows

Kitchen with wood-effect units and integrated appliances

Bathroom with electric shower over the bath

Gas central heating and double glazing

Secure entry system into apartment block and allocated parking beneath a nearby coach house

Conveniently located for amenities, schools and Norwich City centre

Available start of February 2024!

