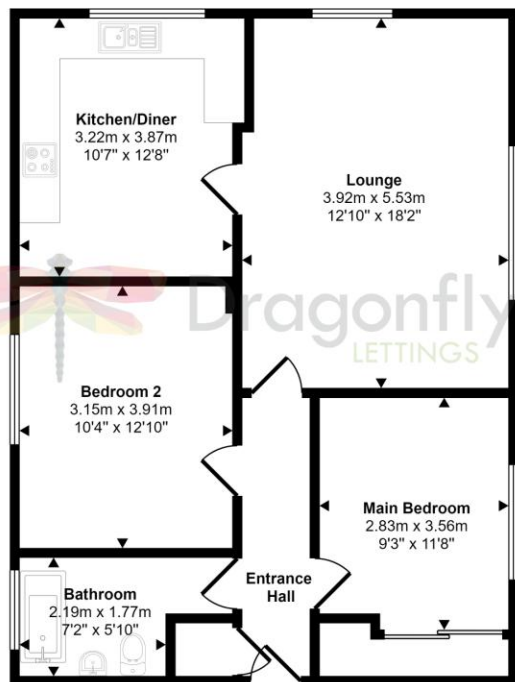


Approx Gross Internal Area  
72 sq m / 780 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## OUTSIDE

The property benefits from an en-bloc garage within the small complex, located under the apartments, with a security intercom system on the entrance. Occupier and visitor parking permits are available to be applied for through the council.

## DIRECTIONS

Head into the city on Ipswich Road and turn right onto Grove Road before the traffic lights. Take the first right, just before the NHS premises and the apartment block is on the right-hand side, above the garages.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current E 40 Potential D 65

**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.



Perfectly located for a short commute into the city for work or leisure, this first floor 2 bedroom apartment occupies an enviable position within a purpose-built block. The property enjoys garage parking and generous living spaces including a dual aspect lounge and a modern kitchen/diner - ready to move in! Do not miss out!

## Marlborough House

Grove Road | Norwich | Norfolk | NR1 3RQ

£995 pcm

First floor apartment within a purpose-built block

A perfect position for a quick commute into the city centre

2 double bedrooms off the hallway, including integrated storage to the main bedroom

Impressive modern kitchen/diner featuring integrated appliances

Dual aspect bay-fronted lounge

Family bathroom with 3-piece suite and overhead shower

Electric storage heating and double glazing

En-bloc garage and a security intercom system on entrance

Conveniently located for city centre, amenities, schools, plus road, rail and bus links

Available now!

