

TO LET

£1,095 PCM

Tenison Court, Eaton, NR4 7BA

Arnolds | Keys









THE PROPERTY

7 Tenison Court, Eaton, NR4 7BA

DEPOSIT FREE OPTION AVAILABLE Situated in the sought after suburb of Eaton, Tenison Court presents an excellent opportunity for those seeking a modern purpose built first floor flat in a desirable location. This delightful property has recently been refurbished with such works to include a NEW FITTED KITCHEN, NEW DECORATIONS, NEW uPVC DOUBLE GLAZING, NEW BATH & WASH BASIN and NEW CARPETS.

This flat has 2 well-proportioned BEDROOMS and a comfortable lounge and benefits from gas fired central heating and an ALLOCATED PARKING SPACE.

This property is located in the centre of Eaton which offers a range of shops, cafés and pubs along with everyday essentials like a supermarket, post office, and doctors' surgery. The area is well known for its close proximity to the University of East Anglia and John Inness Centre. Regular public transport operates into the City, and the A11 and Norwich Southern bypass are nearby for those commuting.

EC Rating C. Council Tax Band B.

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THE DETAILS

Property Details

ENTRANCE LOBBY
Entrance door, fitted carpet and door to entrance hall.

ENTRANCE HALL
Fitted carpet, radiator, entry phone system and built in cupboard housing water tank.

LOUNGE
Fitted carpet, uPVC double glazed window and 2 radiators. Door to kitchen.

KITCHEN
A newly fitted kitchen with a good range of base and wall units, ample work surfaces and inset sink. Inset electric hob and oven. uPVC double glazed window and radiator.

BEDROOM
Fitted carpet, radiator and uPVC double glazed window.

BEDROOM
Fitted carpet, radiator and uPVC double glazed window. Built in cupboard.

BATHROOM
White suite of new panelled bath with electric shower over, new wash basin. WC. Tiled walls, radiator and uPVC double glazed window.

OUTSIDE
Allocated single parking space. Communal cycle store.

TENANTS NOTE
The deposit for this property is £1263.

EPC Rating C. Council Tax Band B - Norwich City Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

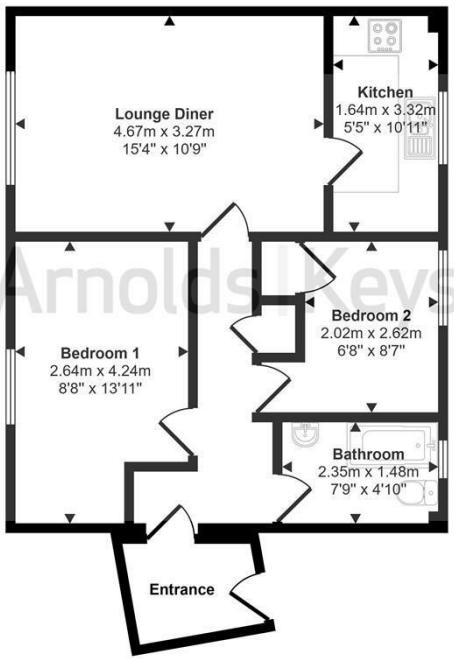
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £252.69. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Location

Approx Gross Internal Area
53 sq m / 573 sq ft



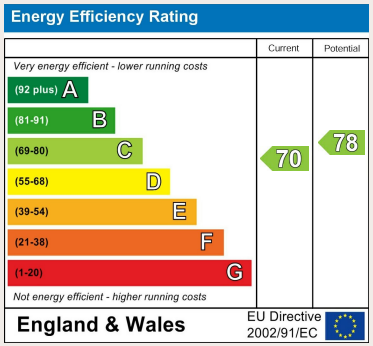
Floorplan

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.









Contact Us

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