



Apartment 1, Aldwych House, Norwich

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Independent Estate Agents

**Pointens**

### The Apartments

Aldwych House is a superb development of 52 contemporary apartments ideally situated in the heart of this historic city. Each of these light and airy apartments have been carefully arranged with modern finishes to guarantee high quality and specifications, relaxed ambiances and a relaxed city home. Each apartment has superfast broadband connected via Virgin Media and its own Videx video intercom and door entry system with communal areas having movement sensor lighting throughout. The apartments also enjoy the benefit of Comar aluminium double glazing throughout incorporating tilt and turn systems and contemporary internal doors featuring the Sand Secure System. The kitchens are fitted out with a range of units with soft closing drawers and fitted Bosch appliances to include ovens, hobs, extractors, fridges and washer/driers. There are quality finished Duravit bathrooms with high pressure showers and Duravit sanitary ware. All the apartments have highly efficient electric wall mounted panel heaters.

### Location

The ideal setting of Aldwych House enables residents to be within an easy, flat walking distance of Norwich's nationally acclaimed shopping facilities, quirky cafes, delectable restaurants, lively nightlife and its quintessential, historic core. Proximity to both Norwich's bus and train stations caters perfectly for the professional commuter. The mainline railway station has a direct line to London (Liverpool Street) and on the northern side of the city there is an International Airport and around 20 miles away is the North Norfolk coast much of which is designated as an Area of Outstanding Natural Beauty. Also within easy travelling distance are the famous Norfolk Broads.

### Directions

From Gentleman's Walk in the centre of Norwich, proceed into Gaol Hill. Take the first turning left into St. Peter's Street which is directly in front of City Hall. Follow the road round into Bethel Street and after around 200 yards you will find Aldwych House on your left hand side.

### Accommodation

Apartment 1 is a lower ground floor apartment and comprises:

Front door, leading to -

Entrance Hall

Oak flooring, Video intercom system. Cupboard housing Hotpoint washer/drier and Megaflo hot water cylinder.

#### **Living Area (14'8 x 10'3)**

Range of fitted base units with work surfaces over. Fitted electric oven, electric surface hob, fridge/freezer. Inset single drainer sink unit with mixer tap. Re-circulating hood. Range of matching wall units. Modern electric heater, television and telephone point. Double doors to a small outside area. Oak flooring.

#### **Bedroom (11'8 x 9'3 max)**

Modern electric heater. Television point.

Shower Room

Wc. Pedestal washbasin. Tiled shower cubicle with fitted shower with rain shower and hand held shower. Stainless steel heated towel rail. Shaver point. Wall mounted mirror. Half tiled walls and tiled floor.

#### Curtilage

The double doors from the living area lead to a small outside space where it would be possible to have a small table and chairs or similar.

## General Information

Rent: £750 per calendar month, payable in advance.

Type of Let: Unfurnished assured shorthold tenancy. 6 or 12 months.

Damage Deposit: £1,000, refunded at the end of the tenancy if no claim is justified.

Council Tax Band: A (2019/20—£1252.97)

Local Authority: Norwich City Council, telephone 0344 9803333

References required: Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

Fees: There will be a £60.00 inc. VAT application fee per tenant and a £150 holding deposit, the latter being refunded from the first month's rent. Inventory and check out fee £120 inc. VAT. Successful application will incur a tenancy arrangement fee of £150 inc. VAT. Tenants should arrange their own contents insurance.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Smokers, sharers and those in receipt of housing benefit will not be considered. Pets are not allowed.

Availability: This property is available immediately.

Term and length of tenancy: Unfurnished assured shorthold tenancy, initially 6 or 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H31066L

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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