



Flat 2 The Archway | 120a Magdalen Street | Norwich | NR3 1JD

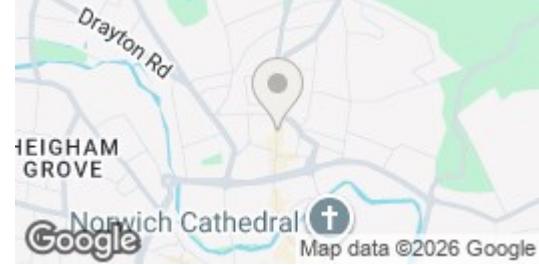
£950 PCM



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is given as to their state, condition, functionality or efficiency.

Plan produced using Planup.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	77
		EU Directive 2002/91/EC	



## Description

This spacious two bedroom split level apartment offers modern city centre living in the heart of Norwich. Well presented and set in a tucked-away position, the property benefits from its own private entrance, a generous lounge/diner, and a modern fitted kitchen including a dishwasher, fridge freezer and oven.

Upstairs, there are two bedrooms off the landing along with a contemporary shower room, all finished to a good standard throughout. The apartment also benefits from electric heating and an allocated off-road parking space.

Offered fully furnished, this apartment is ready for occupation from February and is ideal for tenants seeking a central location.

## Key features

- \*\*\* Fully Furnished \*\*\*
- Modern fitted kitchen with integrated dishwasher, fridge freezer, and oven
- 2 bedrooms to the top floor
- Partially double glazed, partially secondary glazed, with electric heating throughout
- Easy access to local amenities and transport links
- Two-bedroom split-level apartment with private entrance
- Spacious 15'9 Lounge Diner
- Contemporary shower room
- Allocated off road parking space for added convenience
- Available Mid February

Council Tax Band & Local Authority: B, Norwich City Council  
Deposit Required: £1,096

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ  
hello@butterflylettings.co.uk  
www.butterflylettings.co.uk

01603 870870

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