

£850 pcm



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202 High Street Gorleston on Sea, NR31 6RR

- EXCELLENTLY PRESENTED
- OPEN PLAN KITCHEN DINER
- FLAT PLASTERED WALLS & CEILINGS
- MODERN CONTEMPORARY DESIGN
- EPC E
- uPVC WINDOWS
- RECENT NEW HEATING SYSTEM
- QUALITY FLOOR COVERINGS
- DRIVEWAY & GARAGE TO REAR
- DESIGNER BATH / SHOWER ROOM

ACCOMMODATION

GROUND FLOOR

Lounge 11' 10" x 10' 11" (3.61m x 3.33m)

Through the modern composite front door into the Lounge. A uPVC sealed unit double glazed window, a radiator, LVT flooring and pleasantly decorated. An oak door leads you to the ...

Kitchen Dining Experience 10' 2" x 10' 6" (3.10m x 3.20m) narrowing to 2.85m

This fabulous 'Open - Plan' modern contemporary Kitchen Diner is a real treat. Plenty of new upgrades, the room is separated bay a large breakfast bar.

On the dining Side, there's a radiator, LVT flooring and ample space for your furniture. Your Kitchen features a range of base and wall units fitted to two walls complete with high gloss flat doors and drawers and square edge worktop over. Integrated appliances include a ceramic hob with extractor over and stainless steel oven below, while ample space is provided for your automatic washing machine and fridge freezer. The polycarbonate sink and drainer is located under a uPVC sealed unit double glazed window and the brand new 'Combi' boiler is also located here.

The part-glazed back door leads you out to your courtyard Garden and also attracts in plenty of natural daylight. The carpeted staircase leads you up to all first floor rooms.

FIRST FLOOR

Landing

A superb benefit to this property and very unusual is your Landing. Carpeted, decorated in a neutral colours, oak doors lead off to both Bedrooms and Bathroom.

Bedroom 1 11' 10" x 10' 11" (3.61m x 3.33m)

Located to the front part of the property, Bedroom one features a fitted carpet, uPVC sealed unit double glazed window and radiator.

Bedroom 2 13' 10" x 7' 6" (4.21m x 2.28m) max

A unique Bedroom featuring a new fitted carpet, new uPVC sealed unit double glazed window and radiator.

Bathroom 8' 8" x 5' 4" (2.63m x 1.62m)

Your brand new 'Designer' Bath / Shower room is the perfect place to visit morning and night. Complete with a four piece suite comprising of a fully tiled corner shower cubicle, centre tap bath, vanity wash hand basin and low level WC. A heated towel rail radiator is also fitted, LVT flooring and a uPVC sealed unit double glazed window. Wallow and pamper in luxury!

To The Rear

Parking is a premium in 'Town Centre Living' ... not when you have your very own Driveway. Ample space is provided to rear and your Driveway leads up to your detached Garage. A gate leads you through to your Courtyard style Garden which benefits from new timber decking and fence. Enjoy a sitting out, a barbecue or even a spot of alfresco dining in this southwest facing suntrap.

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £850.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £950.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES

REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£850.00
Deposit	£950.00
Total	£1,800.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£200.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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MODERN CONTEMPORARY DESIGNED COTTAGE

We are delighted to offer for rent this two bedroom property located in the north neighbourhood of Gorlestons High Street. Your accommodation comprises of a stunning 'Open-Plan' Kitchen Dining experience and good size Lounge on the ground floor, while upstairs, two Bedrooms, off landing and designer Bathroom. Complete with the benefits of gas central heating, uPVC windows and quality floor coverings. As a bonus, there's a Garage and Driveway to rear.

AVAILABLE TO RENT NOW

LOCATION AND AMENITIES

Toward the north end of the seaside town of Gorleston's High Street, this property sits proud. Only a few hundred metres from the town centre and convenient for a range of amenities such as shops, restaurants and pubs with Gorleston's beautiful sandy beach only a mile or so away. With Norfolk's excellent public transport network right on your doorstep with links to Great Yarmouth, Lowestoft and Norwich.

Contact: The One Lets Team | **Phone:** 01493 658854 | **email:** info@one-estates.co.uk



202 HIGH STREET, GORLESTON

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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