

£550 PCM



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149D High Street Lowestoft, NR32 1HR

- ONE BEDROOM
- EPC E 50
- FRESHLY DECORATED
- NEW uPVC DOUBLE GLAZING
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- NEW CARPETS THROUGHOUT
- CLOSE TO AMENITIES

ACCOMMODATION

Entrance 11' 2" x 3' 1" (3.40m x 0.93m)

Enter the property from the street door located conveniently in the High Street, where you will find the door to this beautiful apartment on the second floor. Another flight of newly carpeted stairs immediately welcomes you and leads you to the main living areas.

Lounge/Diner/Kitchen 14' 0" x 12' 10" (4.27m x 3.91m) max

This open plan living space benefits from brand new uPVC sealed double glazed sash windows to two adjacent walls allowing this room to be filled with natural light. A new carpet has been laid to the floor and the walls have been freshly painted. An ornate Victorian cast iron fireplace features as does a new electric heater. In one corner of this room, a compact but perfectly formed kitchen can be found and features a range of base and wall units finished in a mix of high gloss and matt handle-less door fronts. A wood effect laminate worktop, built under single oven and touch control ceramic hob, stainless steel sink and drainer with mixer tap is also included. Two handy storage cupboards can also be found.

Bedroom 14' 0" x 10' 11" (4.26m x 3.34m) max

This double bedroom has been freshly decorated and features a brand new fitted carpet, uPVC sealed unit double glazed sash window, new electric heater and another ornate Victorian style feature fireplace. A door leads you through to your

Bathroom 5' 10" x 5' 5" (1.79m x 1.65m)

The newly fitted bathroom features a white bathroom suite comprising of a full length panel bath with shower over and glass screen, a low level WC and a vanity unit with inset sink and chrome mixer tap. The walls have been fully tiled and a waterproof wood effect laminate has been laid to the floor. A contemporary towel radiator and mirrored double cupboard over the sink provides the finishing touch.

Summary

A beautiful apartment set conveniently in the heart of the town. Freshly decorated and benefiting from a new fitted kitchen and bathroom with brand new carpets & flooring throughout.

Council Tax Band A

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:**£550.00 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 £650.00 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 £550.00 Deposit £650.00 Total: £1200.00 **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 (£130.00) 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.

ONE BEDROOM APARTMENT AVAILABLE NOW

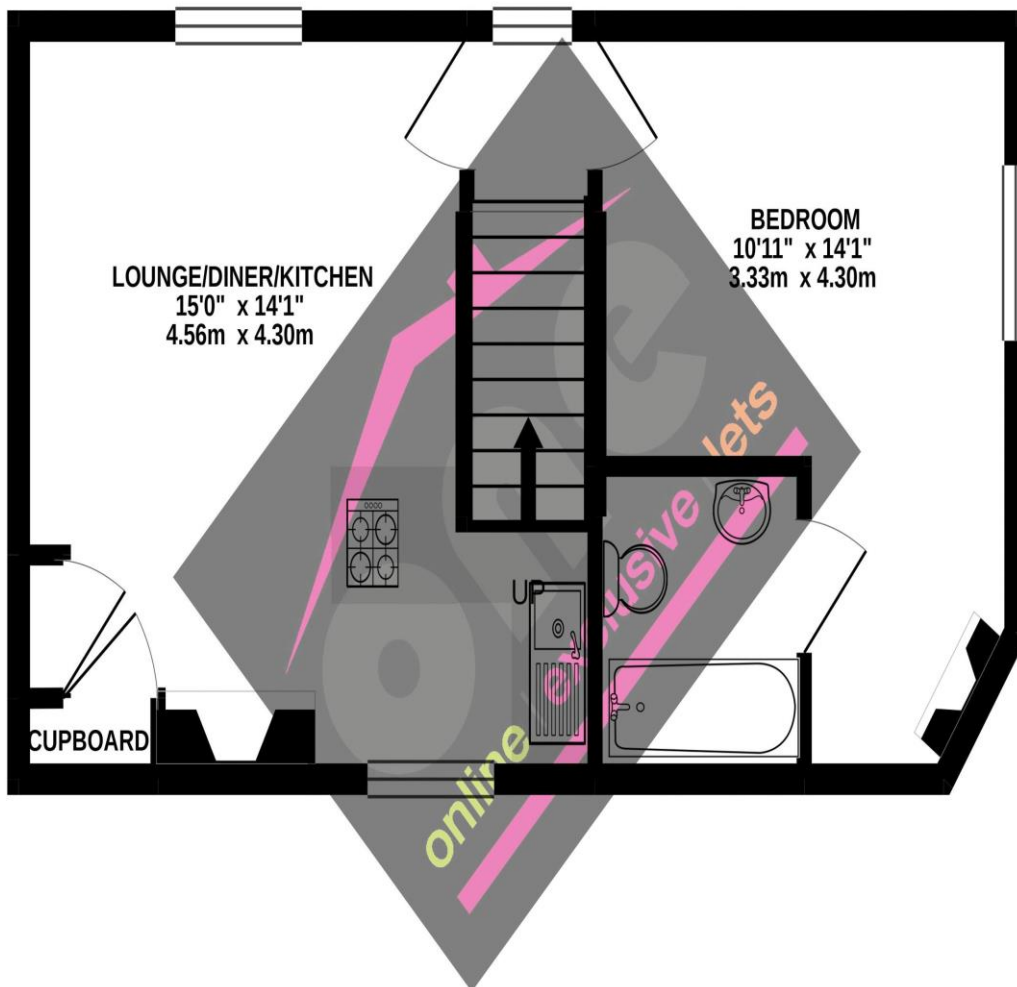
Located conveniently in the heart of Lowestoft, this stunning apartment is offered for rent. In excellent order with newly fitted kitchen, bathroom, carpets and flooring throughout.

LOCATION AND AMENITIES

Situated on the High Street, the property benefits from being close to all local amenities. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is a short distance away. The area boasts a thriving friendly community complete with places of worship, local shops and takeaway, restaurants and public houses.

Contact: One Lets Office: 01502 733399 Email: info@one-estates.co.uk

THIRD FLOOR APARTMENT 336 sq.ft. (31.2 sq.m.) approx.



149D HIGH STREET

TOTAL FLOOR AREA: 336 sq.ft. (31.2 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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