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Gorleston 01493 658854

£675 pcm



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Flat 3, 73 Avondale Road Gorleston, NR31 6DJ

- FIRST FLOOR
- EPC C
- SEA VIEW LOUNGE
- ONE BEDROOM
- DOUBLE GLAZING
- AVAILABLE NOW
- SPACIOUS LIVING
- KITCHEN DINER
- SHOWER ROOM
- CLOSE TO SEAFRONT

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

ACCOMMODATION

Communal Entrance

Enter the property through the glazed front door into the communal hallway. There's a cupboard housing the electric meters and the staircase leads you up to the first floor where you will discover your apartment.

Entrance Hall 1.54m x 1.72m (5' 1" x 5' 8")

Enter the property through the front door and arrive in the entrance hall. A handy spot to remove shoes and hang up jackets. Offers access to the bedroom, shower room and your generous sized lounge.

Kitchen/Diner 5.70m x 4.71m (18' 8" x 15' 5")

The lounge offers ample space for a seating area and dining table. The beautiful views of Gorleston beach and horizon beyond are framed perfectly by large bay windows. A grand fireplace sits central to the right hand wall and an ornate ceiling rose adds a touch of class. A storage heater, fitted carpet and power points also feature.

Kitchen 4.21m x 2.15m (13' 10" x 7' 1")

Accessed from the lounge, the kitchen features a range of base and wall units providing plenty of storage for those pots and pans. A freestanding electric double oven and grill and an under counter fridge also features (fridge left as goodwill). A storage heater and a window with views to the sea also feature.

Bedroom 4.16m x 2.26m (13' 8" x 7' 5")

The bedroom is situated at the rear of the property and is accessed from the hall. There is space for a double bed, wardrobe and the room features a fitted carpet and storage heater.

Shower Room 2.20m x 1.49m (7' 3" x 4' 11")

The shower features fully tiled shower enclosure with electric shower, a WC and a pedestal sink with tiled splash back.

Council Tax

Great Yarmouth 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: £675.00 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 £775.00 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	£675.00
Deposit	£775.00
Total:	£1,450.00

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 (£155.00) 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: 01493 658854. 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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ONE BEDROOM APARTMENT – SEA VIEWS - AVAILABLE NOW

This spacious first floor apartment offers beautiful sea views overlooking Gorleston Beach and features a large lounge, kitchen/diner, one bedroom and shower room.

LOCATION AND AMENITIES

Situated high on Gorleston Cliffs on the corner of Avondale Road and Cliff Hill with steps to the lower promenade and beach opposite the property. The town centre is within walking distance, the James Paget Hospital is about 1 mile, Great Yarmouth is 3 miles and Lowestoft about 5 miles.

Contact: One Estate Agents | Office: 01493 658854 | E-mail: info@one-estates.co.uk



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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



FLAT 3, 73 AVONDALE ROAD

TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the floor plan is not intended to be a statement of fact. It 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 condition or accuracy can be given.

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