



## 311 London Road South

, Lowestoft, NR33 0DY

£675 PCM



Aldreds Lettings are delighted to offer this simply immaculate two bedroom character second floor apartment in this historic building close to local shops, beach and within easy reach of the town centre. The accommodation comprises of a secure entrance lobby, private entrance hall, large living room, superb kitchen area, double bedroom, second bedroom, modern shower room. Central heating to radiators, double glazing, Council Tax Band A, UNFURNISHED



### Entrance Hall

Private entrance hall accessed via secure communal entrance lobby. Built in cupboard, entry-phone.

### Living Room 18'8" x 10'2" (5.7 x 3.1)

Large living room with big front aspect window, feature electric fireplace, quality laminate floor, radiator. Opens to kitchen area.

### Kitchen Area

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space for additional appliance. Inset spotlights, opens to living room.

### Bedroom 1 10'2" x 7'6" (3.1 x 2.3)

Double bedroom, big front aspect window, radiator.

### Bedroom 2 9'6" x 7'2" (2.9 x 2.2)

Good sized second bedroom, feature round window, radiator.

### Shower Room

Superb modern shower room comprising shower cubicle with thermostatic shower, WC and wash basin. Frosted window, inset spot lights,

### Parking

One parking space subject to additional fee and availability.

### General

#### RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

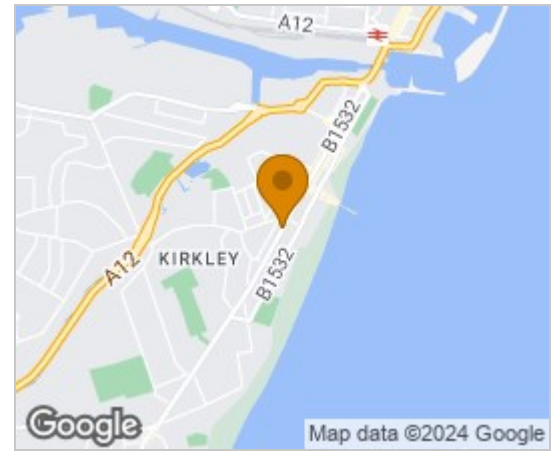
#### TERMS

NO SMOKING

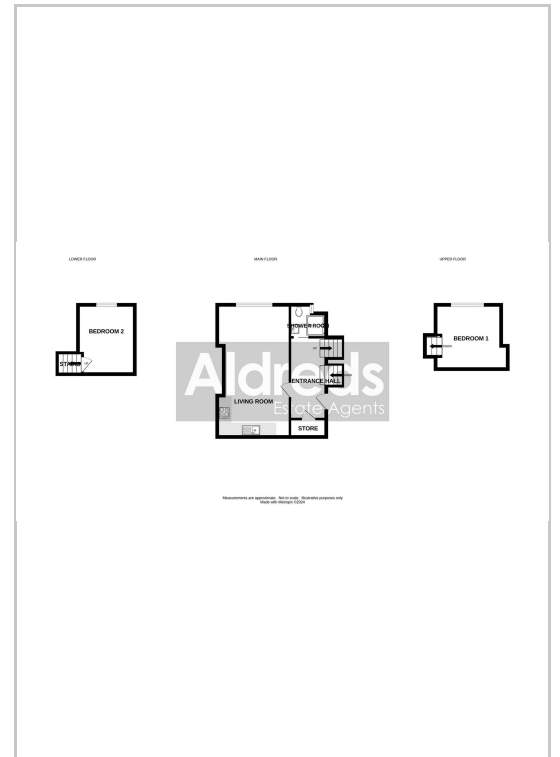
### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

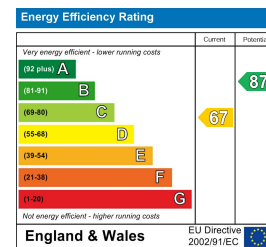
## Area Map



## Floor Plans



## Energy Efficiency Graph



### Disclaimer

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