



99 Nelson Road Central

, Great Yarmouth, NR30 3BB

£525 PCM



SPACIOUS and neutrally decorated one bedroom ground floor flat. Offered unfurnished and with GAS CENTRAL HEATING, double glazing and a recently installed shower room suite. The property also has INSULATED WALLS, to help reduce fuel bills and a private rear yard. EPC=C Council Tax= Band A

PHOTOGRAPHS AND VIDEO TOUR TAKEN PRIOR TO PREVIOUS TENANCY



COMMUNAL ENTRANCE HALL:

With door leading to:

LOUNGE: 13'3" x 13'1" (4.04 x 4.01)

Fitted carpet, radiator, uPVC double glazed window to rear aspect, door through to:

INNER LOBBY:

Fitted carpet, storage alcove and opening through to the bedroom.

BEDROOM: 14'2" x 9'8" (4.32 x 2.97)

Fitted carpet, uPVC double glazed bay window to front aspect and radiator.

KITCHEN: 17'3" x 7'10" (5.28 x 2.39)

Vinyl flooring, uPVC double glazed window to side aspect, radiator, modern wall and base level storage units with worktops over, stainless steel sink and drainer unit, tiled splash-back, fridge/freezer (for tenants' use, not maintained by landlord), door through to:

REAR LOBBY:

Vinyl floor, door giving access to rear yard and further door through to the:

SHOWER ROOM:

Tiled floor, electric fan heater, radiator, obscure uPVC double glazed window, white suite comprising: low level WC, pedestal wash basin, shower cubicle with rainfall shower and separate shower fitting, part tiled walls.

REAR:

Fully enclosed, paved yard with gated access to rear walkway.

RENT:

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

TENANCY:

6 Months Assured Shorthold.

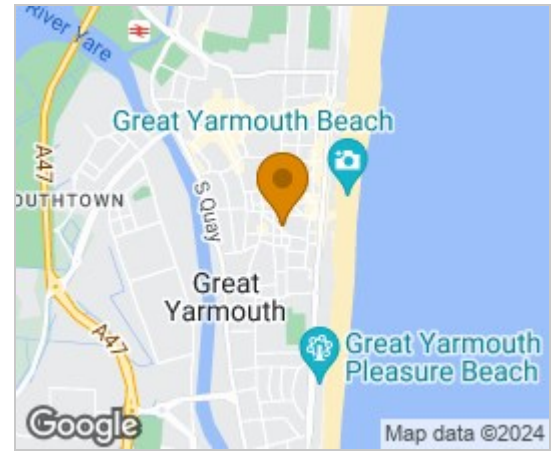
TERMS:

No Smokers

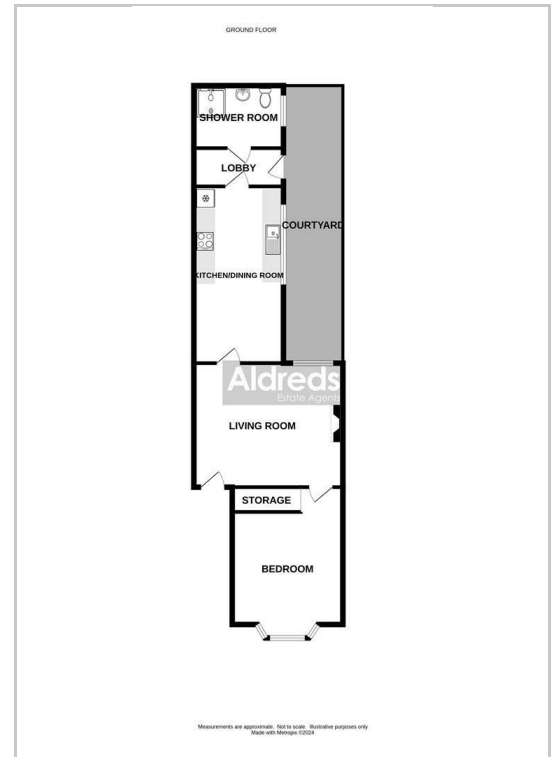
ADDITIONAL INFO:

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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.

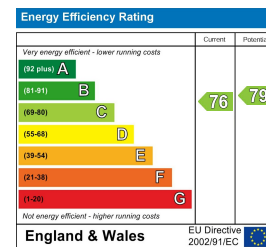
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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