



Flat 14 Barham Court

Lowestoft Road, Gorleston, NR31 6LD

£675 PCM



Aldreds Lettings are delighted to offer this very well presented modern one bedroom first floor apartment situated in this cul-de-sac location within a short walk of the town centre. The accommodation comprises of an entrance hall, large living room, separate modern kitchen, double bedroom, bathroom with shower over the bath, communal gardens, allocated off street parking, electric heating, double glazing, Energy Rating C, Council Tax Band A, UNFURNISHED



Entrance Hall

Private entrance hall accessed via communal entrance lobby. Built in cupboard, doors to all rooms.

Living Room 12'9" x 12'5" (3.9 x 3.8)

Large living room, two front aspect windows allow much natural light in. Heater, TV / BT points.

Kitchen 13'1" x 5'10" (4 x 1.8)

Separate modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances.

Bedroom 10'9" x 8'10" (3.3 x 2.7)

Double bedroom, rear aspect window overlooking the communal gardens, built in double wardrobe, heater.

Bathroom

Superb modern white suite comprising bath with electric shower over, WC and wash basin. Chrome heated towel rail, frosted window.

Outside

Well maintained communal garden area.

Parking

One allocated parking space. Further visitor parking.

Additional Information

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

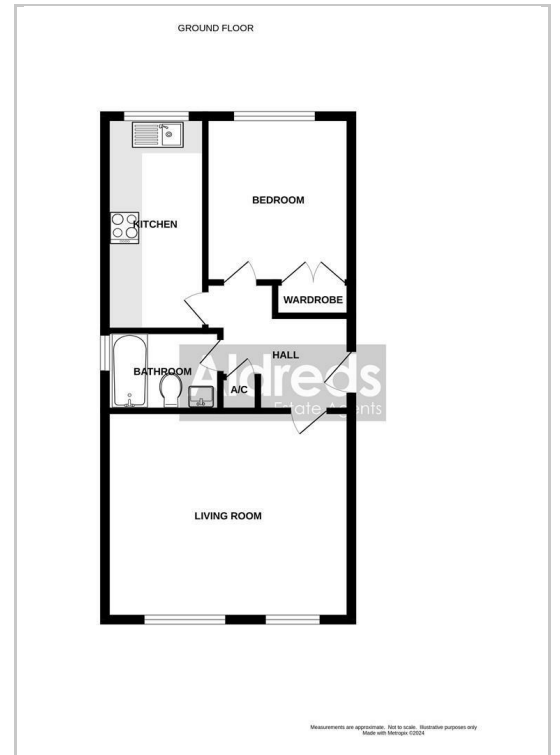
ADDITIONAL INFO

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.

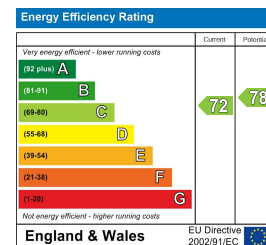
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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