



45 St Georges Road

, Great Yarmouth, NR30 2EU

£595 PCM



ATTRACTIVELY PRESENTED first floor apartment. Offered unfurnished and with a double bedroom, GAS CENTRAL HEATING, double glazing, neutral decor and just a short stroll from Marine Parade. EPC=C Council tax band = A



ENTRANCE HALL:

Laminate floor, entry phone system, built-in storage cupboard and coat hanging area.

LOUNGE: 12'2" x 9'2" (3.71 x 2.79 (3.72 x 2.80))

Laminate floor, radiator, uPVC double glazed window to front aspect, vertical blinds and opening to:

KITCHEN: 7'6" x 7'0" (2.29 x 2.13 (2.31 x 2.14))

Laminate floor, radiator, uPVC double glazed window to side aspect, vertical blinds, electric oven and 4 ring electric hob with cooker hood over, tiled splash backs, modern wall and base level storage units, work tops, stainless steel sink and drainer with mixer tap over, plumbing and standing space for washing machine, wall mounted gas fired boiler.

BEDROOM: 12'2" x 8'0" (3.71 x 2.44)

Laminate floor, radiator and uPVC double glazed window to front aspect.

BATHROOM: 7'4" x 5'5" (2.24 x 1.65)

Vinyl floor, white bathroom suite comprising; low level WC, pedestal wash basin, panelled bath with shower over and shower curtain, part tiled walls.

COUNCIL TAX BAND:

A

RENT:

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

TENANCY:

6 Months Assured Shorthold.

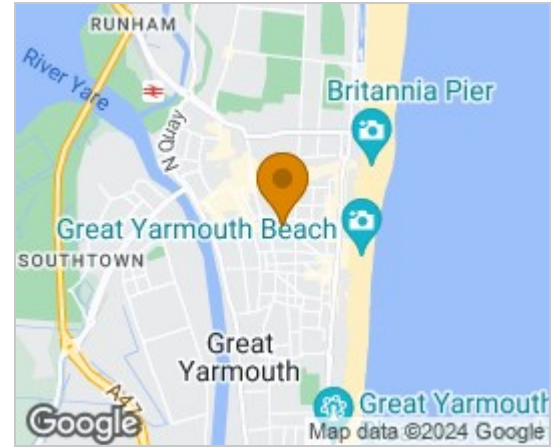
TERMS:

NO SMOKING

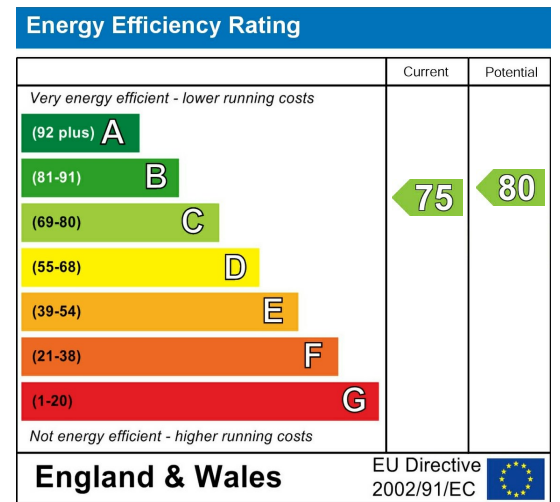
ADDITIONAL INFO:

All applications for tenancy to be on a form which can be obtained from this office. A 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



Energy Efficiency Graph



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