

# Aldreds

Lettings



Flat 3 Regent Court 53/54 Regent Road, Great Yarmouth, NR30

£695 PCM







# Flat 3 Regent Court 53/54 Regent Road , Great Yarmouth, NR30 2AU

- Two Bedrooms
- Gas Central Heating
- Town Centre Location
- 19ft Long Living Room

Aldreds Lettings are delighted to offer this well presented two double bedroom first floor apartment situated close to local shops, the beach and Town centre. The accommodation comprises of a secure entrance lobby, private entrance hall, large 19ft long living room with bay window, modern kitchen, two double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, Council Tax Band A, UNFURNISHED



## Entrance Hall

Private entrance hall accessed via secure entrance lobby. Built in storage cupboard, radiator.

## Living Room 19'0" x 11'5" (5.8 x 3.5)

Impressive living room with high ceilings and big bay window which allows much natural light into the room. Radiator.

## Kitchen 9'2" x 6'6" (2.8 x 2)

Modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Inset spot lighting.

## Bedroom 1 13'5" x 7'6" (4.1 x 2.3)

Double bedroom, rear aspect window, built in cupboard, radiator.

## Bedroom 2 12'1" x 7'6" (3.7 x 2.3)

Second double bedroom, front aspect window, radiator.







### Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Inset spotlights, radiator.

### Parking

PLEASE NOTE: No parking is provided with the property.

### 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

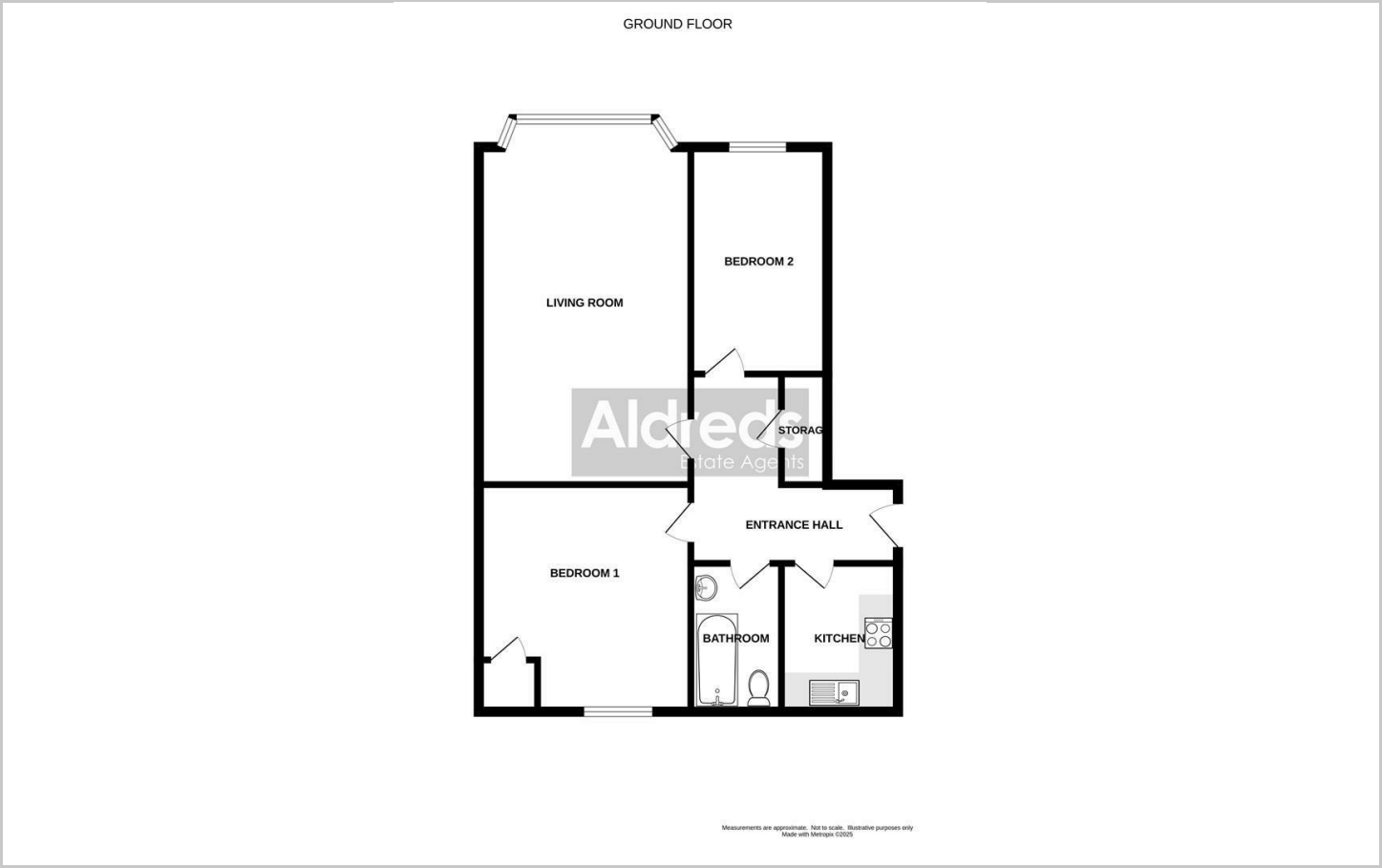
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be

### Directions



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.

Floor Plans



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer  
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Location Map



Energy Performance Graph

