



3 St Johns Court, St Johns Road, Stalham, NR12 9BF

£750 PCM







# 3 St Johns Court

St Johns Road, Stalham, NR12 9BF

- First Floor Apartment
- Allocated Parking
- Modern Electric Heating
- Two Bedrooms
- Double Glazing

Aldreds Lettings are delighted to offer this superbly presented two bedroom first floor modern apartment situated in the heart of the village close to local shops, restaurants and all amenities. The accommodation comprises of a secure entrance lobby, private entrance hall, large living room, modern kitchen, double bedroom, single bedroom, bathroom with shower over the bath. Double glazing, electric heating, allocated off street parking space, EPC rating C, Council Tax Band A, UNFURNISHED



## Entrance Hall

Secure communal entrance lobby leading to private entrance hall. Built in storage cupboard, heater, entryphone.

## Living Room 12'9" x 9'10" (3.9 x 3)

Large living room with big front aspect window, TV / BT points, heater. Opens to kitchen.

## Kitchen 8'6" x 6'6" (2.6 x 2)

modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer and washing machine. Inset spotlights.

## Bedroom 1 10'5" x 9'2" (3.2 x 2.8)

Double bedroom, rear aspect window, TV point, heater.

## Bedroom 2 7'2" x 6'10" (2.2 x 2.1)

Good sized single bedroom, rear aspect window, built in wardrobe, heater. This room would also make an ideal home office.







### Bathroom

Modern suite in white comprising bath with shower over, WC and wash basin. Heated towel rail, frosted window.

### Parking

One allocated off street parking space in the residents car park.

### 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

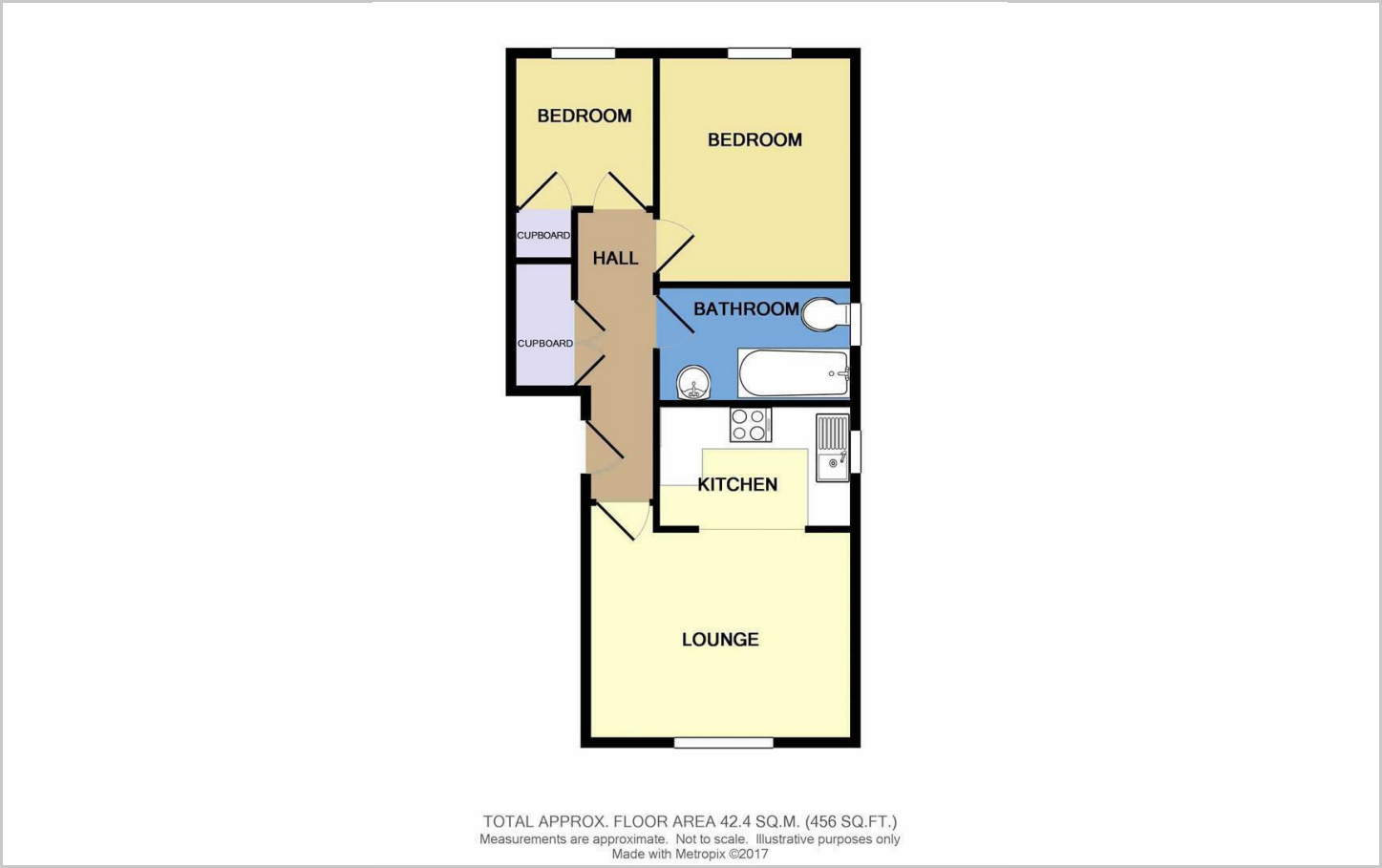
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be

### Directions

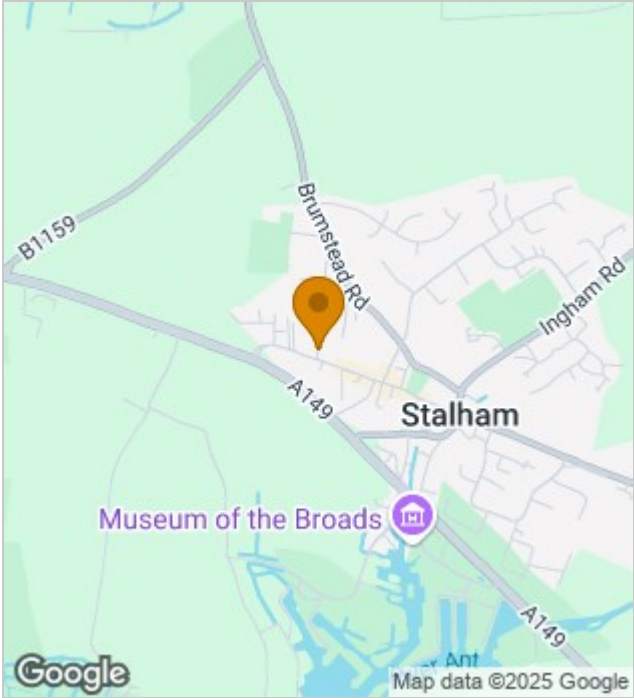


transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. 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.

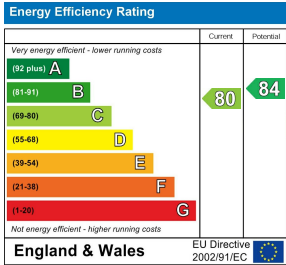
Floor Plans



Location Map



Energy Performance Graph



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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