



6 Leonard Court

Martham Road, Rollesby, NR29 5BA

£995 PCM



**** BRAND NEW BUILD **** Aldreds Lettings are delighted to offer this stunning brand new two double bedroom, two bathroom home, finished to a very high standard and situated at the end of a cul-de-sac close to the village centre. The accommodation comprises of an entrance hall with storage, down stairs WC, large living room, big kitchen dining room, master bedroom with en-suite shower room, second double bedroom, bathroom, one allocated parking space, private garden, air source heating, double glazing, EPC Rating B, Council Tax Band to be confirmed, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall. laminate flooring, coats hanging space, stairs to first floor.

Downstairs Cloakroom

White suite comprising WC and wash basin. Laminate floor.

Kitchen Dining Room 20'0" x 8'6" (6.1 x 2.6)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Dining area, inset spot lights, quality laminate floor, under floor heating.

Living Room 14'5" x 11'9" (4.4 x 3.6)

Large living room with glazed patio doors to garden. Quality laminate floor, TV / BT points, under floor heating.

Bedroom 1 13'5" x 11'9" (4.1 x 3.6)

Big double bedroom, rear aspect window overlooking the garden. Laminate floor, radiator.

Bedroom 1 en-suite

Suite in white comprising corner shower cubicle, WC and wash basin. Heated towel rail, laminate floor, inset spotlights.

Bedroom 2 11'9" x 8'6" (3.6 x 2.6)

Second double bedroom, front aspect window, laminate floor, radiator.

Bathroom

Suite in white comprising bath, WC and wash basin. Heated towel rail, laminate floor, inset spotlights.

Garden

Fully enclosed private rear garden. Patio area.

Parking

One allocated parking space.

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.

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

