



## Fields Court Stonecutters Way

, Great Yarmouth, NR30 1HF

£650 PCM



Aldreds Lettings are delighted to offer this simply immaculate, newly refurbished and extremely spacious (540 sq ft) first floor flat situated close to local shops and within a short walk of the Town Centre. The accommodation comprises of an entrance hall, large living room, re-fitted kitchen, separate utility room, large double bedroom, bathroom with shower over the bath, modern electric heating, double glazing, Council Tax Band A, UNFURNISHED



Entrance Hall

Part Glazed front door to entrance hall. Tiled floor, doors to all rooms.

Living Room 18'8" x 13'1" (5.7 x 4)

Large, 18ft long living room, front aspect window, quality laminate flooring, heater, TV point. Opens to kitchen area.

Kitchen Area

Superb modern kitchen with ample storage and work surface. Tiled floor. Please note, no appliances are provided.

Utility Area 7'2" x 5'2" (2.2 x 1.6)

Very useful additional utility room with space and plumbing for additional appliances. Tiled floor, frosted window.

Bedroom 19'8" x 11'1" (6 x 3.4)

Very impressive 19ft long bedroom, three front aspect windows. Quality laminate floor, heater.

Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Electric heater, tiled floor, frosted window.

Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING

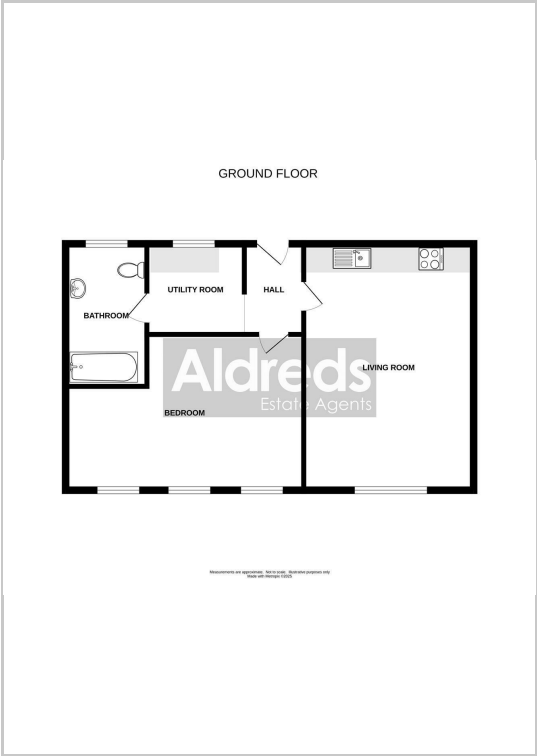
ADDITIONAL INFO

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.

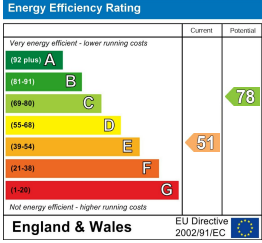
Area Map



Floor Plans



Energy Efficiency Graph



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