



## 4 Queens Place

Albion Road, Great Yarmouth, NR30 2HT

£625 PCM



Aldreds Lettings are delighted to offer this immaculate, spacious one bedroom first floor apartment tucked away in a secluded location a few moments walk from the town centre. The accommodation comprises of a private entrance hall, large living room, separate modern kitchen, double bedroom, bathroom with shower over the bath, electric heating, double glazing, EPC Rating C, Council Tax Band A, UNFURNISHED



### Entrance Hall

Part glazed front door to entrance hall, stairs to .first floor,  
Coats hanging space

### Living Room 14'5" x 10'9" (4.4 x 3.3)

Large living room, front aspect window, heaters, TV / BT  
points.

### Kitchen 9'2" x 8'2" (2.8 x 2.5)

Modern kitchen with ample storage and work surface.  
Appliances include electric cooker. Space for additional  
appliance.

### Bedroom 10'8"3" x 8'2" (3.3 x 2.5)

Double bedroom, front aspect window overlooking the  
courtyard. Built in cupboard, heater.

### Bathroom

Modern suite comprising bath with electric shower over, WC  
and wash basin. Frosted window, heater.

### Parking

On street permit parking - PLEASE NOTE - parking permit  
subject to availability via Great Yarmouth Borough Council,  
please check availability.

### 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.

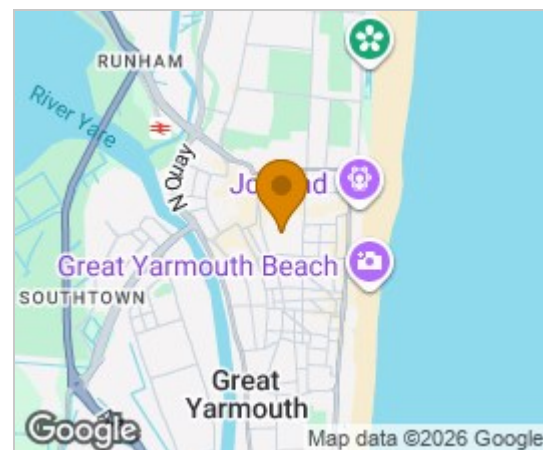
#### TERMS

NO SMOKING

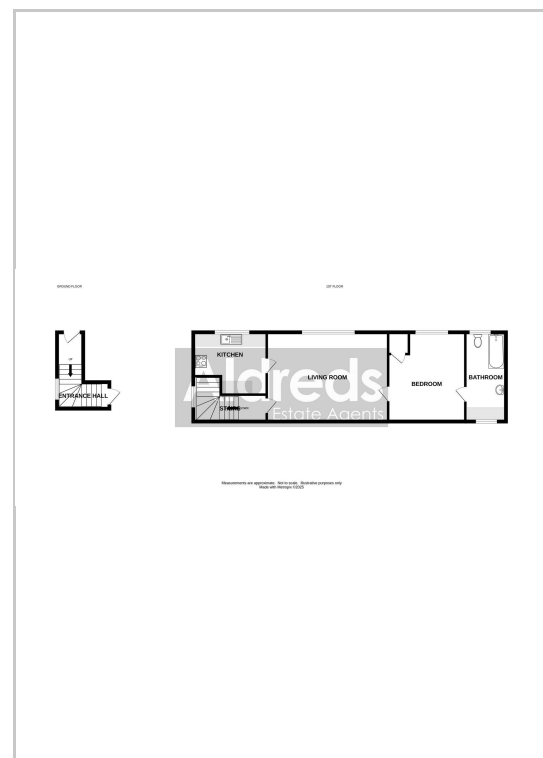
### ADDITIONAL INFO

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.

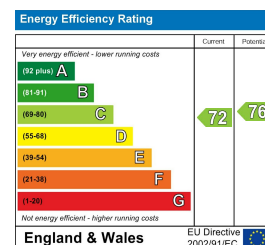
### Area Map



### Floor Plans



### Energy Efficiency Graph



#### Disclaimer

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