



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 108'3" x 8'2" (33 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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

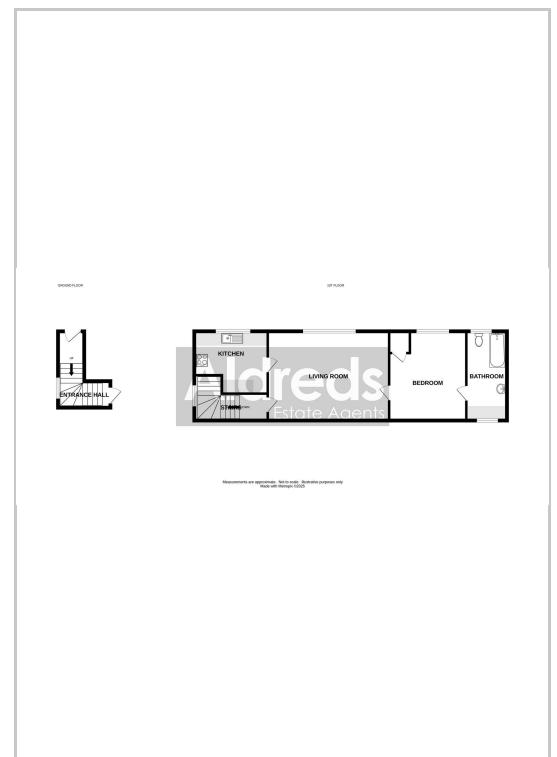
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Area Map



Floor Plans



Energy Efficiency Graph

