

# HARDIMANS



Flat 1, 12 Waveney Road  
Lowestoft, Suffolk. NR32 1BT

**£650 PCM**



## Flat 1, 12 Waveney Road

Lowestoft, Suffolk. NR32 1BT

1 Bed 1st Floor apartment with far reaching sea views - telephone entry system

### BILLS

WATER AND SEWERAGE BILLS ARE INCLUDED IN THE RENT

### AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1625.00 or provide a UK based home owning guarantor.

### UNFURNISHED

Furniture and appliances WILL NOT BE INCLUDED apart from the Oven, Hob & Extractor.

### COMMUNAL ENTRANCE

tiled floor, stairs to all floors, fire alarm control panel

### KITCHEN

vinyl floor, single drainer stainless steel sink unit, Beech effect wall and base units, laminate worktop, inset single drainer stainless steel sink, space for under counter appliance, space for washing machine, Built in electric oven with 4 ring electric hob over and extractor fan above.

### LOUNGE

12' x 10' plus door area (3.66m x 3.05m plus door area)  
fitted carpet, Modern Dimplex Quantum heater, box bay window with sea views, window blinds, TV & phone point.

### SHOWER ROOM

vinyl floor, shower cubicle, low level w.c., corner wash basin, extractor fan, mirror, shaver point.

### BEDROOM

10'11 max x 9'3 plus door area (3.33m max x 2.82m plus door area)  
fitted carpet, double glazed sash window to rear aspect, Modern Dimplex Quantum heater

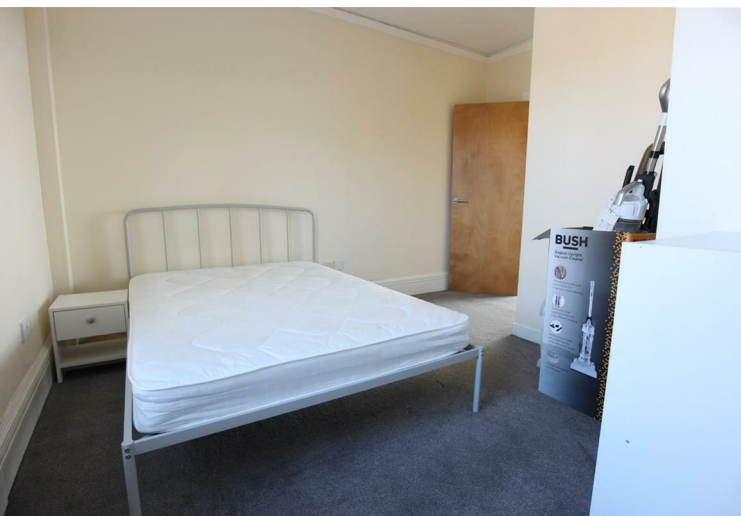
### FEES PAYABLE

RENT: £650 / DEPOSIT: £750

HOLDING DEPOSIT: £150

COUNCIL TAX BANDING A





## Viewing

*Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.*

**Hardimans Limited,  
134 London Road North,  
Lowestoft, Suffolk NR32 1HB  
01502 515999  
lettings@hardimans.co.uk**

## Area Map



## Terms of Business

**VIEWINGS:** will be carried out strictly by appointment only

**APPLICATIONS:** must be completed for each person over 18 years of age with:

- Completed and SIGNED Tenant Assessment Application Form
- Proof of identification (Passport or a photo driving licence with full birth certificate)
- Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

**ACCEPTANCE:** Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

**AGREEMENT:** An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

**UTILITIES:** Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

**HOLDING DEPOSIT:** A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

**RENT:** One month's rent is payable as cleared funds before any keys can be handed over.

**DEPOSIT:** The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

**PETS:** Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	