

HARDIMANS



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

£600 PCM



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This first floor apartment boasts not only a prime location but also sea views!

The apartment features one bedroom, ideal for a single person or a couple looking for a peaceful retreat by the sea. The bathroom provides all the necessary amenities for your comfort.

One of the highlights of this property is the far reaching sea view that can be enjoyed from the comfort of your own home.

Furthermore, the convenience of having water and sewerage bills included in the rent makes this apartment even more appealing, allowing you to enjoy a hassle-free living experience.

Don't miss this opportunity to make this charming flat your new home. Contact us today to arrange a viewing.

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: £600 / DEPOSIT: £690

HOLDING DEPOSIT: £135

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
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	