

HARDIMANS



22 Wilson Road, Flat 3
Lowestoft, Suffolk. NR33 0JA

£680 PCM



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Hardimans are pleased to offer a spacious 1Bed ground floor flat in Pakefield. The property is in excellent decorative order, has a spacious lounge, good sized double bedroom, maplewood fitted kitchen, a modern fitted bathroom and a good sized communal rear garden. NO PETS ALLOWED GCH, DGZ, EPC: D, C/TAX: A.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1700.00 or provide a UK based home owning guarantor.

COMMUNAL ENTRANCE

External post box & meter cupboards, Recently renovated communal entrance, door to:

LOUNGE:

13'10 x 13'10 (4.22m x 4.22m)

Fitted carpet, large double glazed window with wooden venetian blind & curtains, TV point, satellite leads, radiator, smoke detector.

INNER HALLWAY:

Fitted carpet, painted walls, radiator, smoke detector, light fittings, doors to bedroom & kitchen

BEDROOM :

13'1 x 13'1 (3.99m x 3.99m)

Fitted carpet, painted walls, radiator, curtains.

KITCHEN:

9'7 x 8'8 (2.92m x 2.64m)

full range of beech effect wall and base units with overhead lockers, 4 ring gas hob with extractor fan over and electric oven below, laminate worktop, inset single drainer sink unit,, recess for automatic washing machine & space for tumble dryer, space for fridge freezer, double glazed window and 1/2 glazed UPVC rear door, built in storage cupboard with boiler, ceramic tiled floor and splashbacks. 4 pendent spot light fitting, door to:

BATHROOM

White suite of panel bath with electric shower over, low level w.c., pedestal wash basin, extended wall tiling, ceramic tiled floor, extractor fan, UPVC window, radiator.

OUTSIDE:

Communal garden

FEES PAYABLE

RENT: £680.00 / DEPOSIT: £780.00

HOLDING DEPOSIT: £155.00

NO PETS ALLOWED

COUNCIL TAX BANDING A



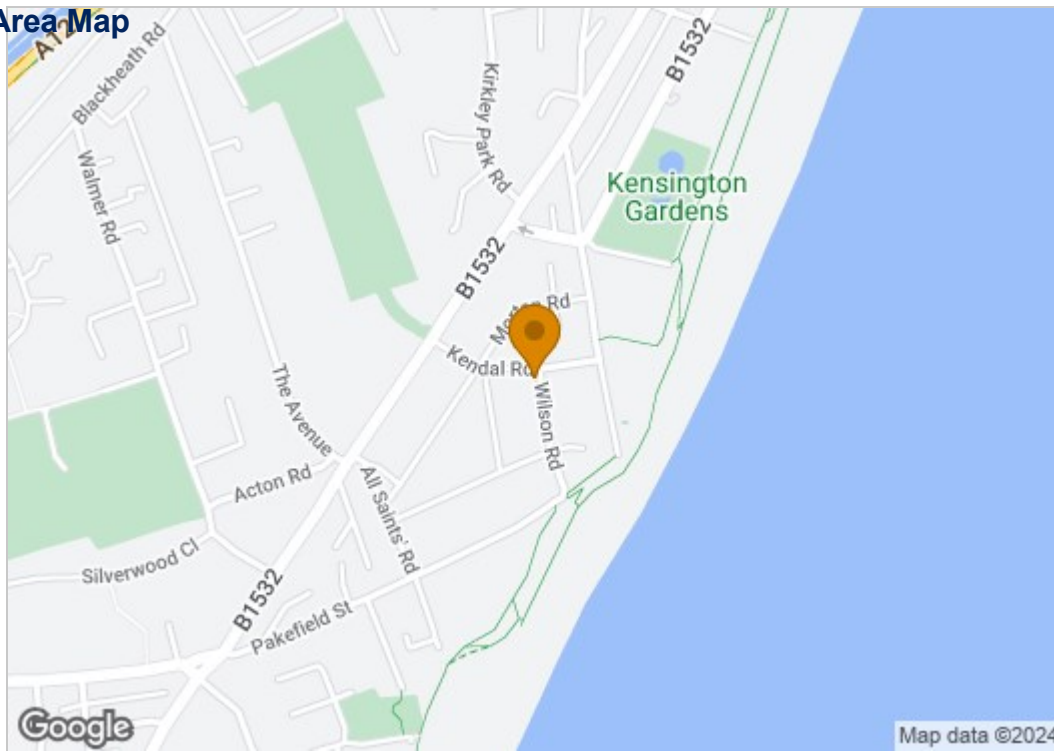


Viewing

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		
	67	73
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		
	67	74
England & Wales	EU Directive 2002/91/EC	