

HARDIMANS



Fishermans Store, 131 Carlton Rd
131 Carlton Road, Lowestoft, NR33 0LZ

£725 PCM pcm



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Hardimans are pleased to offer this immaculately presented 1 Bedroom 1st floor flat located in South Lowestoft. The property comprises of a welcoming entrance hall, large living room/kitchen area, ladder to mezzanine floor, shower room, double bedroom with communal gardens, bike store and allocated parking. G/CH. DGZ. C/TAX: 'A'. EPC: 'C'.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1,813.00 or provide a UK based home owning guarantor.

ENTRANCE HALL

Radiator, built-in store cupboard, built-in boiler cupboard comprising Ideal Combi boiler, inset spot lighting, laminate flooring, video door entry phone

OPEN PLAN LIVING ROOM/KITCHEN

17'8" x 14'1" (5.38m x 4.29m)

Laminate flooring, UPVC feature vaulted ceiling, UPVC double glazed sash windows, TV point, power points, light grey high gloss wall and base units, single drainer sink unit, recess and plumbing for automatic washing machine, 4 burner ceramic hob, oven/grill, extractor, tiled splash backs

MEZZANINE FLOOR

15'4" x 8' (4.67m x 2.44m)

LIBRARY LADDER, Double glazed Velux window, radiator, power points, fitted carpet

SHOWER ROOM:

7'3" x 5'1" (2.21m x 1.55m)

Double walk-in shower cubicle, low level WC, wash basin, tiled flooring and walls, chrome towel rail, radiator, extractor fan, shaver point, UPVC sash window

BEDROOM

14'1" x 8'7" (4.29m x 2.62m)

UPVC sash style double aspect windows, radiator, TV point, power points, inset spot lighting, fitted carpet

OUTSIDE

Communal lawn to the front, brick built cycle store and adjacent bin store, car parking area

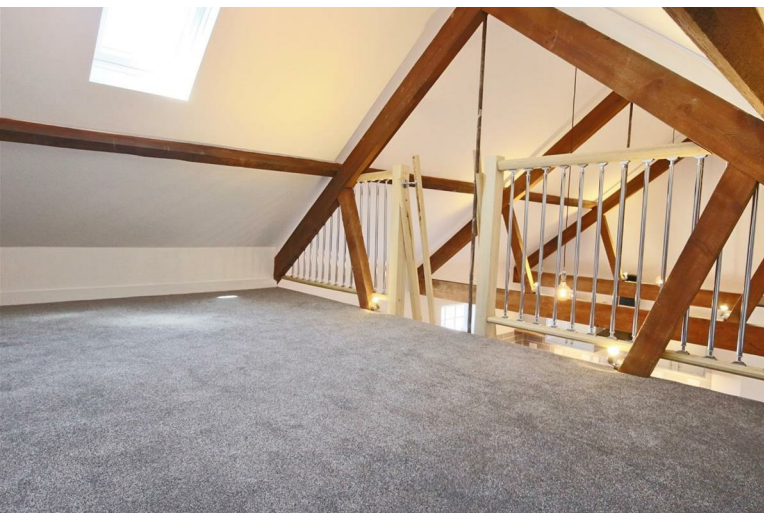
FEES PAYABLE

RENT: £ 725.00 / DEPOSIT: £ 835.00

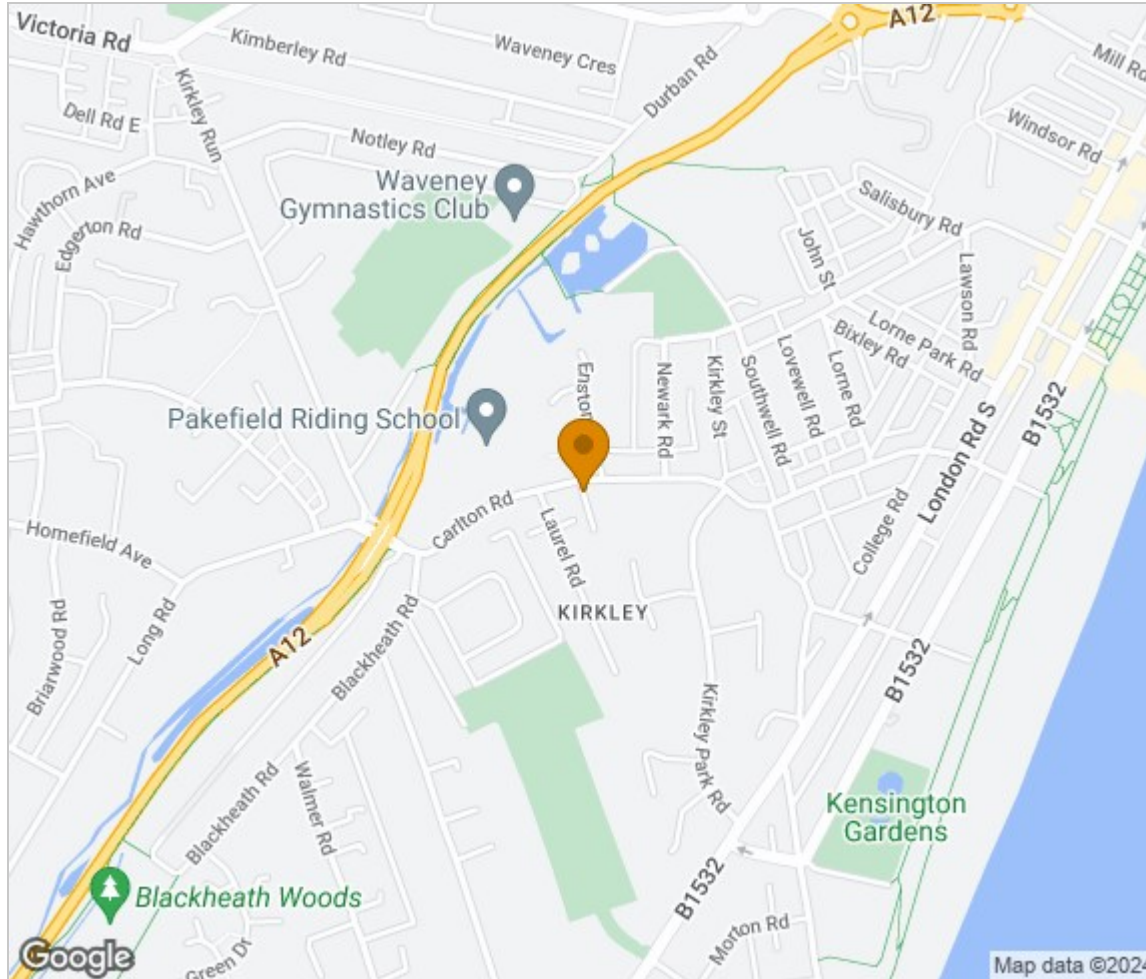
HOLDING DEPOSIT: £165.00

COUNCIL TAX BANDING A





Area Map



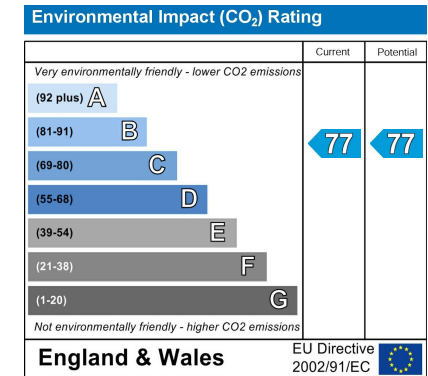
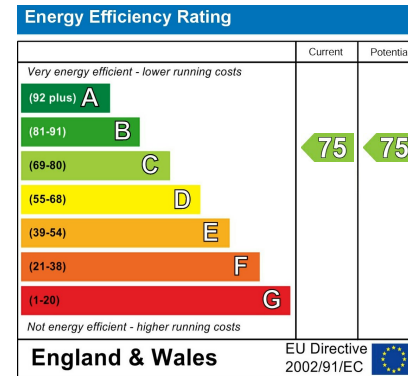
Viewing

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

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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 (your photo driving licence &/or passport)
- Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, gas or electricity bill etc.)

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 in left column 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 will be subject to a £10.00 per month increase on the rent.