

HARDIMANS



29 Stirling Close
Lowestoft, Suffolk. NR32 4RA

£725 PCM



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Welcome to this charming property located in Stirling Close! This delightful first floor flat boasts two spacious bedrooms, perfect for professionals looking for extra space. The modern kitchen is ideal for whipping up delicious meals, and the good-sized lounge provides a comfortable space to relax and entertain guests.

One of the highlights of this property is the garage, providing convenient parking for one vehicle. Additionally, the communal garden offers a lovely outdoor space to enjoy some fresh air and greenery without the hassle of maintenance.

Don't miss out on the chance to make this flat your own and enjoy all the benefits it has to offer. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!

ENTRANCE HALL

Electric heater, smoke alarm, telecom entry system, airing cupboard, water stop tap and time clock.

LOUNGE

17'4 10'8 (5.28m 3.25m)

Fitted carpet, light fitting, modern electric heater, telephone point, power points, tv point and aerial, UPVC double glazed windows.

KITCHEN

Modern fitted White gloss units, U shaped worktop, inset sink unit, built in electric oven, ceramic hob over, and extractor above, splashbacks, recess for automatic washing machine, space for tumble dryer or dishwasher (plumbing alteration required), space for fridge freezer, UPVC double glazed windows, power points with USB connection, vinyl flooring.

BATHROOM

Panel bath, electric shower, fully tiled walls, shower screen, pedestal washbasin, towel rail, modern electric heater, UPVC double glazed window, vinyl flooring.

SEPARATE WC

low level WC, vinyl flooring, UPVC double glazed window.

BEDROOM 1

11'10 x 9'2 (3.61m x 2.79m)

fitted carpet, UPVC double glazed window, power points, modern electric heater, tv point and aerial lead.

BEDROOM 2

11'11 x 8'6 (3.63m x 2.59m)

Fitted carpet, UPVC double glazed window, modern electric heater, telephone point, tv point and aerial.

OUTSIDE REAR/COMMUNAL GARDEN

Well maintained picturesque communal garden.

OUTSIDE - FRONT

Brick built Garage and Store

FEES PAYABLE

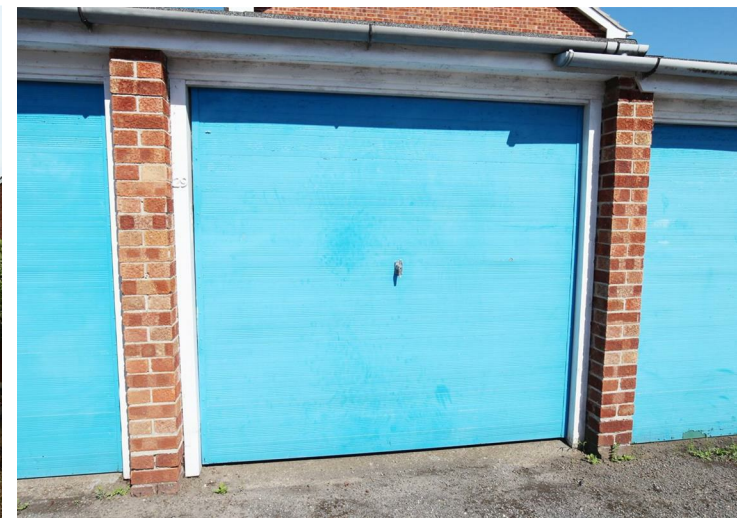
RENT: £725.00 DEPOSIT £835.00 HOLDING DEPOSIT £165.00

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1812.50 or provide a UK based home owning guarantor.

COUNCIL TAX BANDING A



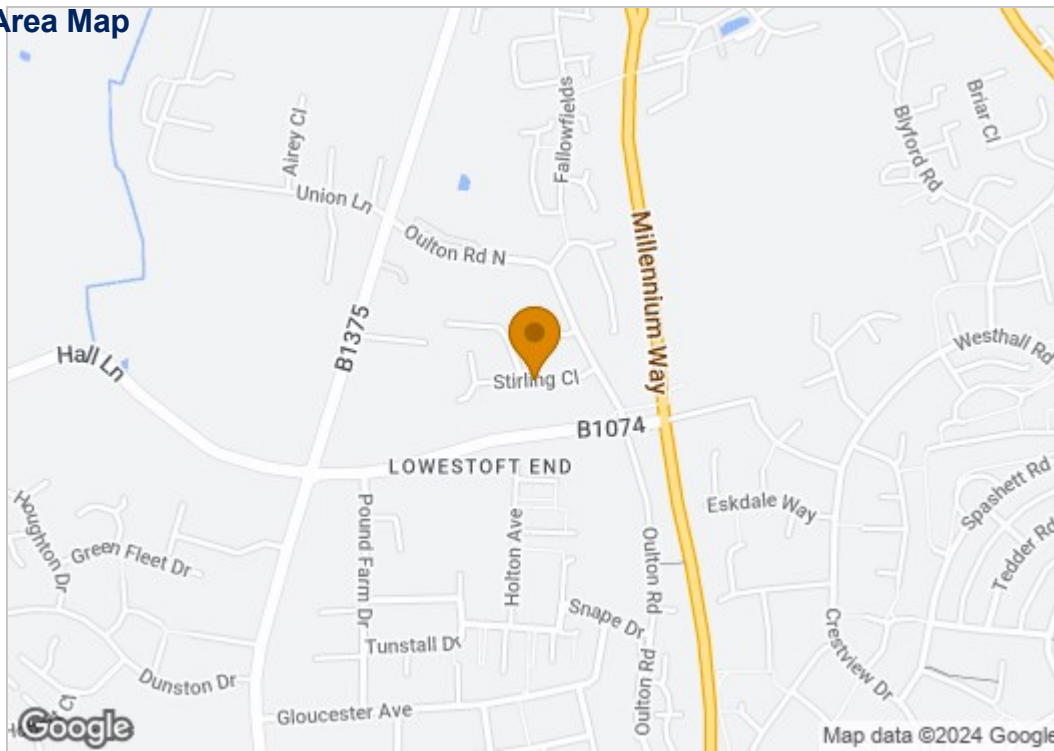


Viewing

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)

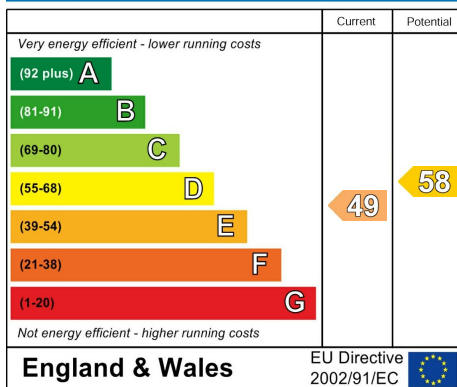
HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

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

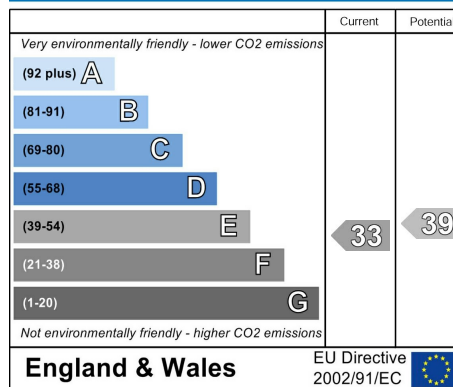
DEPOSIT: The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

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



Environmental Impact (CO₂) Rating



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.