

HARDIMANS



Flat 37, William Tubby House Swonnells Walk
Lowestoft, . NR32 3PZ

£595 PCM



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Nestled in the charming area of Swonnells Walk, Lowestoft, this delightful one-bedroom 4th Floor unfurnished apartment offers a unique opportunity for those seeking a tranquil lifestyle. Spanning an area of 388 square feet, this property is perfect for individuals or couples looking for a cosy yet functional living space.

This residence is designed for those aged over 55, ensuring a community atmosphere that values comfort and companionship. The inclusion of a lift adds to the convenience, making it easily accessible for all residents.

The property is situated in a picturesque location near the Broads, allowing for scenic walks and a connection to nature right on your doorstep.

With its great views and proximity to local amenities, this property is not just an apartment; it is a home that offers a serene lifestyle in a beautiful setting. Whether you are looking to downsize or simply wish to enjoy the peaceful surroundings, this property in Lowestoft is an excellent choice.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1487.500 or provide a UK based home owning guarantor.

COMMUNAL ENTRANCE

Welcoming carpeted entrance with post boxes, door to inner hall with lift and stairs to all floors

STAIRWELL

carpeted flooring, access to Laundry Room on 1st floor available between the hours of 8.00am and 8.00pm, Refuse chutes on all floors

INTERNAL HALLWAY

L-shaped carpeted hallway with night storage heater, smoke alarm, carpeted floor, doors to all rooms

LOUNGE/KITCHEN

7'1" x 8'3" (2.16m x 2.54m)
LOUNGE AREA: 12'3" x 10'6" (3.73m x 3.20m) with fitted carpet, electric panel heater, large Velux window with views over Oulton Broad, TV point, Phone point, door entry phone,
KITCEHN AREA: 7'1" x 8'4" (2.16m x 2.54m) L-shaped kitchen with carpet tiled floor, white wood grain effect wall and base units, space for electric cooker, laminate worktop, stainless steel sink with mixer tap above, extractor fan, double glazed window to side, storage cupboard with factory lagged water cylinder, space for fridge freezer

BATHROOM

5'11" x 6'2" (1.80m x 1.88m)
coloured suite of panel bath with electric shower over, low level w.c., pedestal wash basin, medicine cabinet, extensive wall tiling, grab rails, carpet floor tiles, electric fan heater

BEDROOM

9'1" x 9' (2.77m x 2.74m)
fitted carpet, large Velux window with integrated blind and views over Oulton Broad, Night storage heater.

FEES PAYABLE

RENT: £595.00 / DEPOSIT: £595 .00
HOLDING DEPOSIT: £137.00

MATERIAL INFORMATION

This property has:
Mains, Electric, water & sewerage
Flood Risk Info: Very Low
* Broadband: Superfast 24mbs - 100mbs
* Mobile; 5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone.
Please note that this predicted 5G coverage is for outdoors only.
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



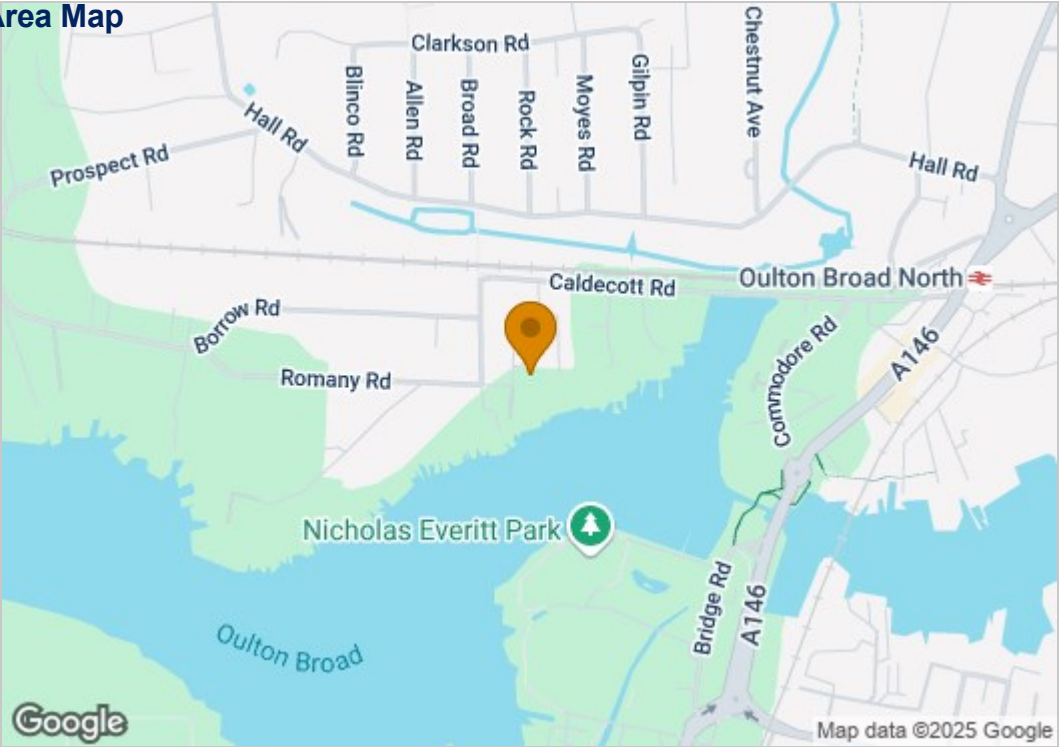


Viewing

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

Hardimans are acting as Introducers only for Habodel Limited and will be conducting the viewings and gathering information from all applicants which will be passed onto Habodel (the Landlords) for processing. For further information, please speak to one of our agents.

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 55 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) 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.)
- d) 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 carried out by Habodel Limited.

AGREEMENT: An assured shorthold letting agreement for a period of 12 months which will continue thereafter on a month to month basis is usual.

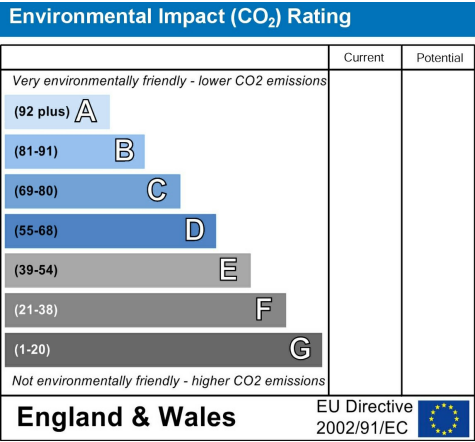
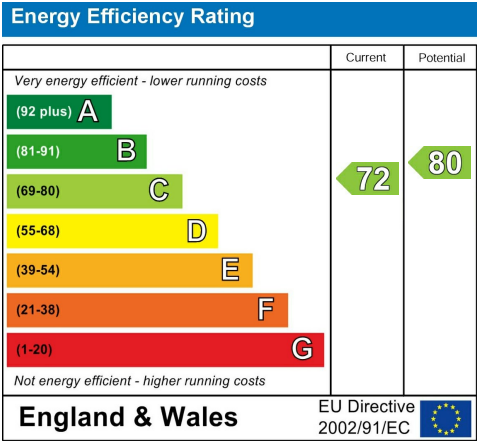
UTILITIES: Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent or £150 (whichever is the lesser amount) 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 equivalent to one month rent and registered via 'My Deposits' for the duration of the tenancy. Following vacation, the deposit will will be returned, less any deduction for shortages, damage or any items missing from the inventory.

PETS: Pets are NOT permitted due to Head Lease restrictions.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.