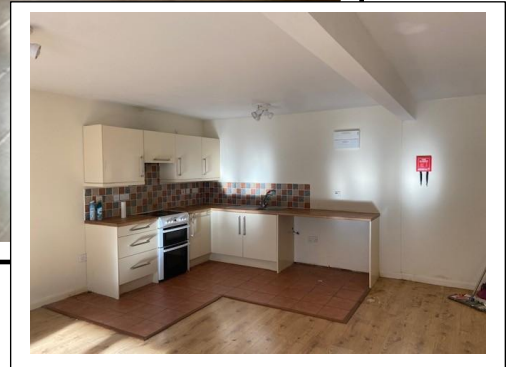


New Lease Available :
Initial Rent £550.00 Per Month

Second Floor Spacious Studio Apartment - To Rent



APARTMENT 3
THE COURTYARD
MAIN CROSS ROAD
GREAT YARMOUTH
NORFOLK NR30 3NZ

- Spacious open plan kitchen / lounge / bedroom
- Fitted kitchen with electric oven and hob
- Bathroom with fitted shower
- Close to the sea front



01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Apartment 3, The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Description

Second floor studio apartment located in the historical brewery building. Accommodation comprises of open plan kitchen / lounge / bedroom with cooker, hob and extractor fan, bathroom with fitted shower, wash hand basin and WC. Electric heating.

Located close to South Beach Road and the Beach.

Note : the flat shares the site with a working brewery with associated noises, etc.

Accommodation

Open plan lounge / kitchen / bedroom	56.96 sq. m	613 sq. ft
Shower room	5.75 sq. m	61 sq. ft
Total	62.71 Sq. M	674 Sq. Ft

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 50). The Certificate is available upon request.

Terms

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Tenancy

6 months assured shorthold.

Deposit - five weeks rent £634.00.

Service charge paid quarterly £75.00.

NON SMOKERS ONLY / NO PETS / UNFURNISHED



Council Tax

Band 'A'.

Services

Mains water, electricity and drainage are connected. Electric heating.

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy.

The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

Viewing and Further Information:

Strictly by prior appointment with the sole agents:

Julian Wright – Property Management

01493 853 853

Mike Younger FRICS - Director

Sharon Bray, Laura Driver – Administration

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.