

Aldreds
Lettings



Flat 4 Barham Court, Lowestoft Road, Gorleston, NR31 6LD

£725 PCM



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Flat 4 Barham Court

Lowestoft Road, Gorleston, NR31 6LD

- Superb One Bedroom Apartment
- Close To Local Amenities & Town Center
- Communal Gardens With Shed
- Very Well Presented Throughout
- Sought After Gorleston Location
- Allocated Parking Space
- Situated On The First Floor
- Call Now To Register Your Interest

A very well presented one bedroom first floor flat, located in this highly sought after development close to Gorleston Town Centre, local amenities and local transport links. The property is very well presented throughout and also benefits from a communal garden to the rear with wooden storage shed, an allocated parking space to the front of the property and electric heating. Properties in this location are always extremely popular, so call us now to register your interest.



Communal Entrance Hall

With stairs rising to the first floor landing and door to the entrance hall.

Entrance Hall

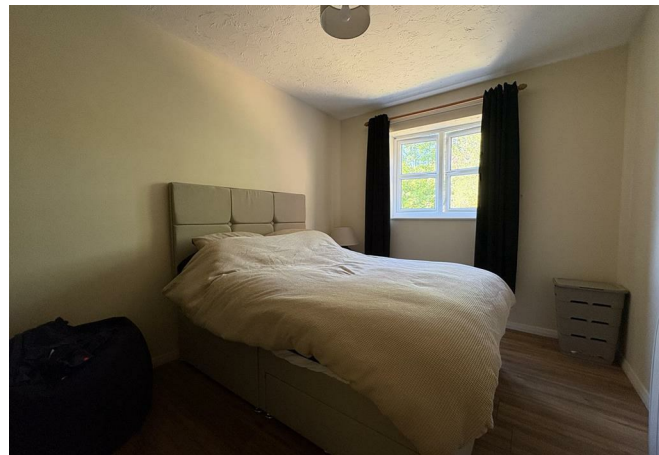
With doors off to all rooms and door to a useful storage cupboard

Living Room 12'7" (max) x 12'5" (max) (3.84 (max) x 3.81 (max))

With two double glazed windows to the front aspect, electric heater and laminate wooden flooring.

Bathroom

Having a nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath, wall mounted electric heater, extractor fan and laminate wooden flooring.





Kitchen 5'8" x 13'2" (1.73 x 4.02)

Nicely fitted with a good range of wall and base level storage units with work surfaces over, double glazed window to the rear aspect, plumbing for washing machine, space for under counter appliance, laminate wooden flooring, extractor fan, electric heater and stainless steel sink unit with mixer tap.

Bedroom 13'1" (max) x 8'9" (max) (4.01 (max) x 2.68 (max))

With a double glazed window to the rear aspect, electric heater and laminate wooden flooring.

Communal Gardens

There are communal gardens to the rear of the property with wooden storage shed.

Allocated Parking Space

There is a single allocated parking space to the front of the property, with an additional communal parking area for visitors.

Council Tax Band

Council Tax Band- A

Additional Information

RENT

Directions



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

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. 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.

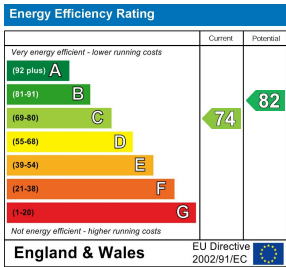
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.