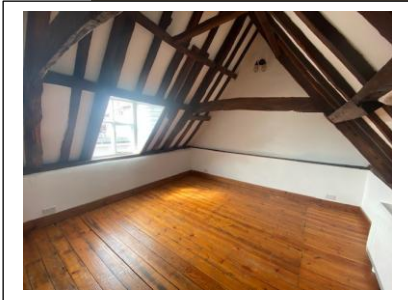


New Lease Available :  
Initial Rent £725.00 Per Calendar Month

## 1-Bedroom Characterful Apartment - To Rent



14A BROAD ROW  
GREAT YARMOUTH  
NORFOLK  
NR30 1HT

- Open plan kitchen, dining area
- Spacious living room
- Second floor double bedroom, dressing room, bathroom
- New electric heating units



01493 853 853  
info@eastcommercial.co.uk

First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

### Description

A characterful first floor 1-bedroom apartment located in the heart of Great Yarmouth close to the town centre. Accommodation comprises of first floor spilt level kitchen/dining area, spacious living room. Second floor bedroom, dressing room and bathroom with bath, wash hand basin and WC.

New electric heating units and secondary double glazing has been installed.

### Accommodation

First Floor		
Kitchen 1.7m x 3.72m	6.32 sq. m	68 sq. ft
Dining Area 2.37m x 3.72m	8.82 sq. m	95 sq. ft
Living Room 4.04m x 4m	16.16 sq. m	173 sq. ft
Storage	1.4 sq.m	15 sq. ft
Second Floor		
Bathroom 2.4m x 1.62m	3.89 sq. m	42 sq. ft
Dressing Room 4.075m x 1.94m	7.91 sq. m	85 sq. ft
Double Bedroom 4.39m x 4m	17.56 sq. m	189 sq. ft
<b>Total</b>	<b>62.05 Sq. M</b>	<b>667 Sq. Ft</b>

### Tenancy

6 months assured shorthold. Deposit one month rent.

### Terms

Non-smoking / Unfurnished.

### Services

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

### Rent

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

### Council Tax

Band 'A'.

### Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "D" (Rating 64).



### 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 bank transfer.

Viewing and Further Information:  
Strictly by prior appointment with the sole agents:

**Julian Wright – Property Management**

**01493 853 853**

Hamish Duncan BLE (Hons) - Agency Director

Mike Younger FRICS - Director

Sharon Bray, Laura Driver – Administration

**[www.eastcommercial.co.uk](http://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.