



£625 PCM

16A Marine Parade, Lowestoft, NR33 0QL



# 16A Marine Parade, Lowestoft, NR33 0QL

Situated on Lowestoft's historic Marine Parade, with fantastic access to the beach, lies this well presented one bedroom Basement level apartment. The property benefits from a spacious, open plan living room/kitchen with integrated appliances, a nicely fitted bathroom with white suite and a well proportioned double bedroom with wardrobes. Properties such as this are rarely available, so an early viewing is essential.

## Communal Entrance Hall

With stairs leading to the entrance hall.

## Entrance Hall

With doors off to all rooms and intercom entry phone.

## Living Room/Kitchen

14'3" (plus bay) x 18'0" (max) (4.35 (plus bay) x 5.49 (max))

A lovely open plan living room/kitchen, the living area having a double glazed bay window to the front aspect and radiator. The kitchen area has a very good range of wall and base level storage units with work surfaces over, inset stainless steel sink unit with mixer tap over, integrated Neff oven with matching microwave and four ring halogen hob, integrated washing machine and cupboard housing the gas central heating boiler.

## Bathroom

Having a nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, tiled floor and heated towel rail.

## Bedroom

10'8" x 13'5" (3.26 x 4.10)

A well proportioned double bedroom with a double glazed window to the rear aspect, radiator and range of wardrobes providing useful storage ace.

## Communal Garden

The property benefits from an enclosed courtyard garden, perfect for entertaining.

## Additional Information

### RENT

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.

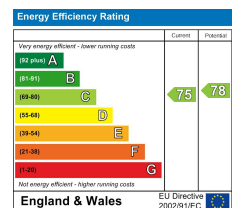
## Council Tax Band

Council Tax Band A

## Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Additional 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. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. 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 tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA