

Aldreds
Lettings

53 Albany Road, Great Yarmouth, NR31 0EU

£650 PCM

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53 Albany Road

, Great Yarmouth, NR31 0EU

- Ground Floor Flat
- Study
- Gas Central Heating
- One Bedroom
- Communal Garden
- Kitchen



A well presented one bedroom ground floor flat with entrance hall, lounge, study, kitchen, bathroom and WC. Gas central heating. Use of communal garden





Communal Entrance Hall

Entrance door - private doors to both flats

Lounge 11'7" x 11'7" (3.55 x 3.54)

Bay double glazed window to front aspect, radiator

Inner Hallway

Under stair cupboard

Bedroom 10'7" x 10'4" (3.23 x 3.17)

Double glazed window to rear aspect, radiator

Study 6'11" x 5'2" (2.13 x 1.6)

Double glazed window to side aspect

Kitchen 12'11" x 8'3" (3.94 x 2.53)

Base storage units with worktops, double glazed window to side aspect, wall mounted gas boiler, gas cooker point, sink with drainer

Rear Hallway

WC

Low level WC, opaque double glazed window to rear aspect



Bathroom
Part tiled walls, panel bath, hand basin., opaque double glazed window to rear aspect

Kitchen 11'8" x 8'4" (3.58 x 2.56)
Base storage units with worktops, door to decked area and access to communal garden by stairs, double glazed window to side aspect, gas cooker point, wall mounted gas boiler, sink with drainer, plumbing for washing machine

Outside
Communal front forecourt. Communal rear garden

Services
Mains water, electricity, gas, drainage

Council Tax
Band A

Additional Info
RENT
Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Directions

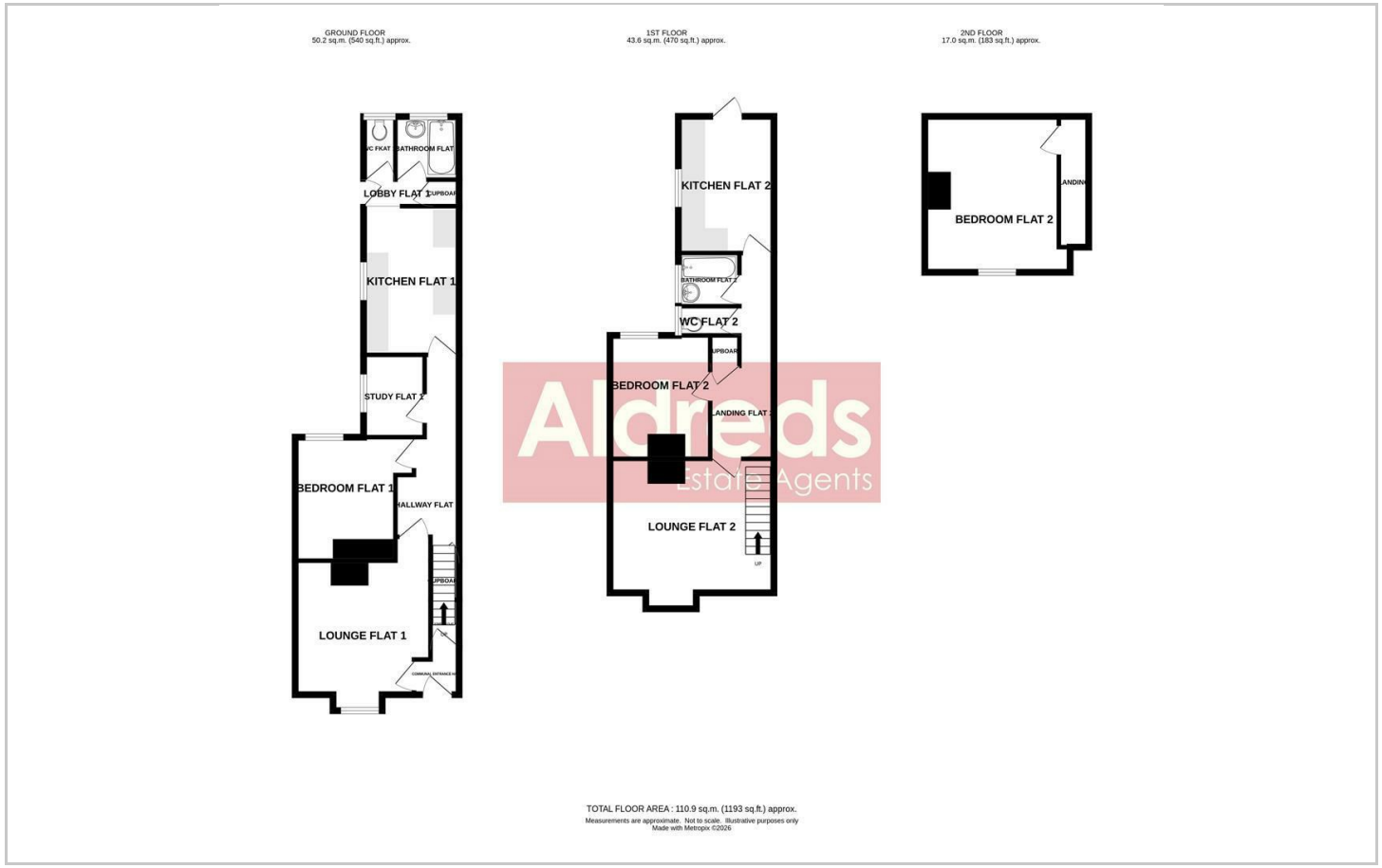


TENANCY
Assured Periodic Tenancy.

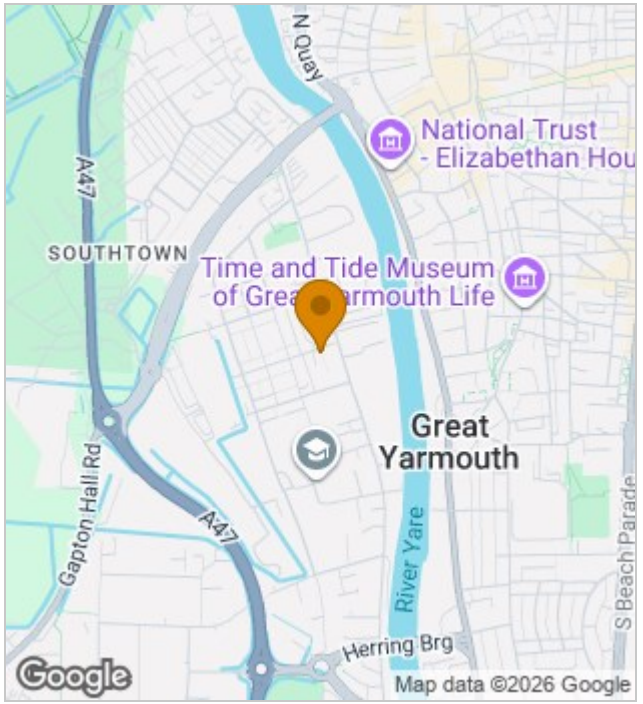
TERMS
NO SMOKING

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.

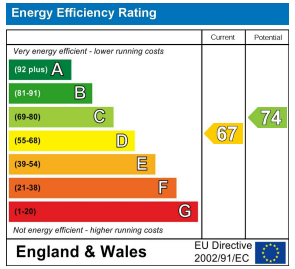
Floor Plans



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.
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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: 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