

**Aldreds**  
Lettings



Flat 3, Former Pamela's Restaurant Wellington Road, Great

Wellingborough, NN20 9JH

£895 PCM



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# Flat 3, Former Pamela's Restaurant , Great Yarmouth, NR30 3JJ

- Stunning First Floor Apartment
- Luxury Finish Throughout
- Electric Central Heating
- Two Double Bedrooms
- Superb Open Plan Kitchen/Living Room
- Double Glazing

Aldreds Lettings are delighted to offer this stunning first floor two double bedroom apartment which forms part of the former Pamela's restaurant. The property has been converted and finished to an extremely high standard to provide a luxury living space comprising of a communal entrance, open plan kitchen/living room with feature vaulted beamed ceiling, two double bedrooms and quality shower room. The property also benefits from double glazed windows, electric central heating and low maintenance flooring throughout. Council Tax Band to be confirmed, UNFURNISHED



## Common Entrance Hall

Metal framed composite panelled entrance door leading to separate wooden entrance door to Flat 3.

## Open Plan Kitchen/Living Room 22'8" narrowing to 14'0" x 14'1" maximum (6.92 narrowing to 4.29 x 4.57 maximum)

Feature vaulted beamed ceiling with two Velux sky lights. Kitchen area with a new fitted shaker style quality kitchen with wall and matching base units with modern marble effect light work surfaces over and matching splashback panels, built in electric oven, four ring ceramic hob with a black glass splashback panel and overhead extractor hood, single drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, vinyl flooring, radiator, door to:

## Bedroom 1 13'5" x 9'1" (4.11 x 2.79)

Feature vaulted beamed ceiling, double glazed window to front aspect, radiator, fitted carpet.





### Bedroom 2 10'9" x 9'7" (3.30 x 2.93)

Feature vaulted beamed ceiling with Velux skylight, double glazed window to rear, radiator, fitted carpet.

### Shower Room

Fitted with a quality suite comprising a corner marble finish aqua panelled cubicle with black fountain shower and hand held shower attachment, low level wc, grey vanity unit with inset wash basin and black mixer tap, gold coloured towel rail/radiator, wall mounted mirror, stable door with window to front aspect, vinyl flooring, cupboard housing the electric boiler.

### Additional Information

#### RENT

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

#### TENANCY

6 Months Assured Shorthold.

#### TERMS

### Directions



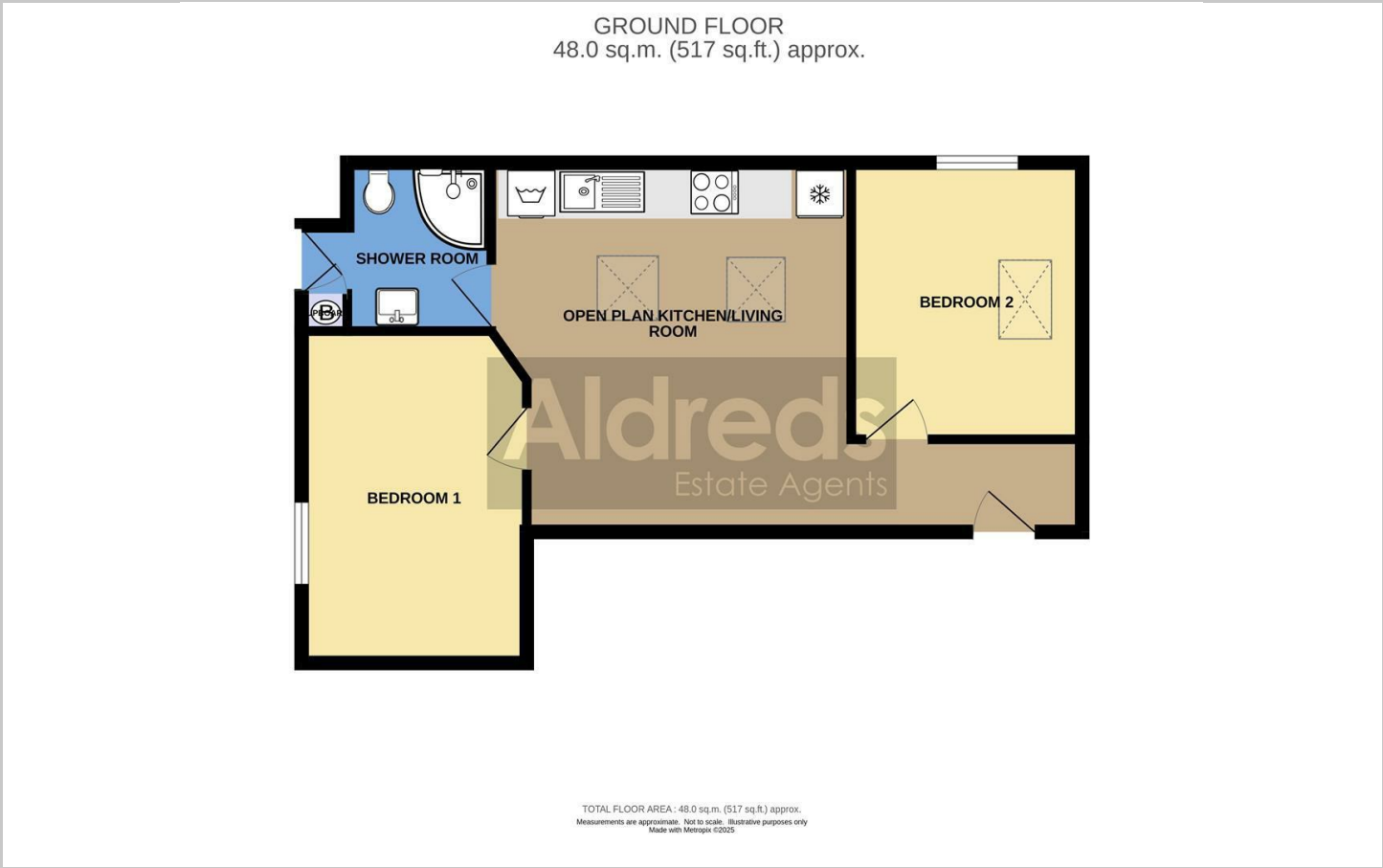
NO SMOKING

#### 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



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. 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 purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

