



**6 Spinners Court,  
Stalham, NR12 9EQ**

- Modern Purpose-Built First Floor Flat
- One Bedroom Accommodation
- Double Glazing, Night Storage Heaters
- Brick Store Shed, One Parking Space

**£700 pcm**

Damage Deposit £807  
EPC Rating 'C 70





## Property Description

A modern purpose-built first floor flat providing one bedroom accommodation including living room, fitted kitchen and bathroom.

The property enjoys uPvc sealed unit double glazing, electric night storage heaters, a brick store shed and has one parking space within the adjoining car park.

## Location

Stalham is a popular market town with easy access to the Broads from nearby Stalham Staithe. The town offers many facilities including schools, doctors surgery, dentist, Tesco's supermarket and various shops.

Bus services run from Stalham and railway services on the Norwich to Sheringham line are available from the nearby towns of Wroxham and North Walsham, providing direct access to the cathedral city of Norwich.



## Accommodation

UPvc sealed unit double glazed front entrance door opening to:

### Entrance Lobby

Tiled floor, textured ceiling, staircase up to first floor.

### Landing

Doors to living room, bedroom and bathroom, textured ceiling with access to loft space.

### Living Room

16' 4" x 9' 2" (4.98m x 2.79m)

UPvc sealed unit double glazed window to rear, night storage heater, telephone point, TV aerial point, coved and textured ceiling.

### Kitchen

7' 11" x 6' 2" (2.41m x 1.88m)

Fitted base units and matching wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven and hob, space and plumbing for automatic washing machine, under-counter fridge, space for fridge/freezer, uPvc sealed unit double glazed window to rear, textured ceiling.

### Bedroom

12' 7" x 8' 6" (3.84m x 2.59m) plus recess.

UPvc sealed unit double glazed window to front, night storage heater, built-in airing cupboard housing hot water tank, textured ceiling.

### Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Matching white suite comprising pedestal wash hand basin with tiled splash backs, close coupled WC, panelled bath with tiled surround, shower over and fitted screen, wall mounted fan heater, uPvc sealed unit double glazed window to side, textured ceiling.

## Outside

There is a brick store shed located in front of the flat, and there is parking space for one vehicle in the adjoining car park.





## Fees and Deposits

### Holding Deposits:

A holding deposit of £50 per person is payable upon the start of the application.

Successful Applications - any holding deposit will be offset against the Initial Rent or Deposit, with the agreement of the payee.

### Fees, payable in accordance with the Tenant Fees Act 2019:

Lost Keys or other security devices – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inclusive of VAT) for the time taken replacing lost key(s) or other security device(s).

Contract Variation (Tenant's Request) - £50.00 (inclusive of VAT) per variation.

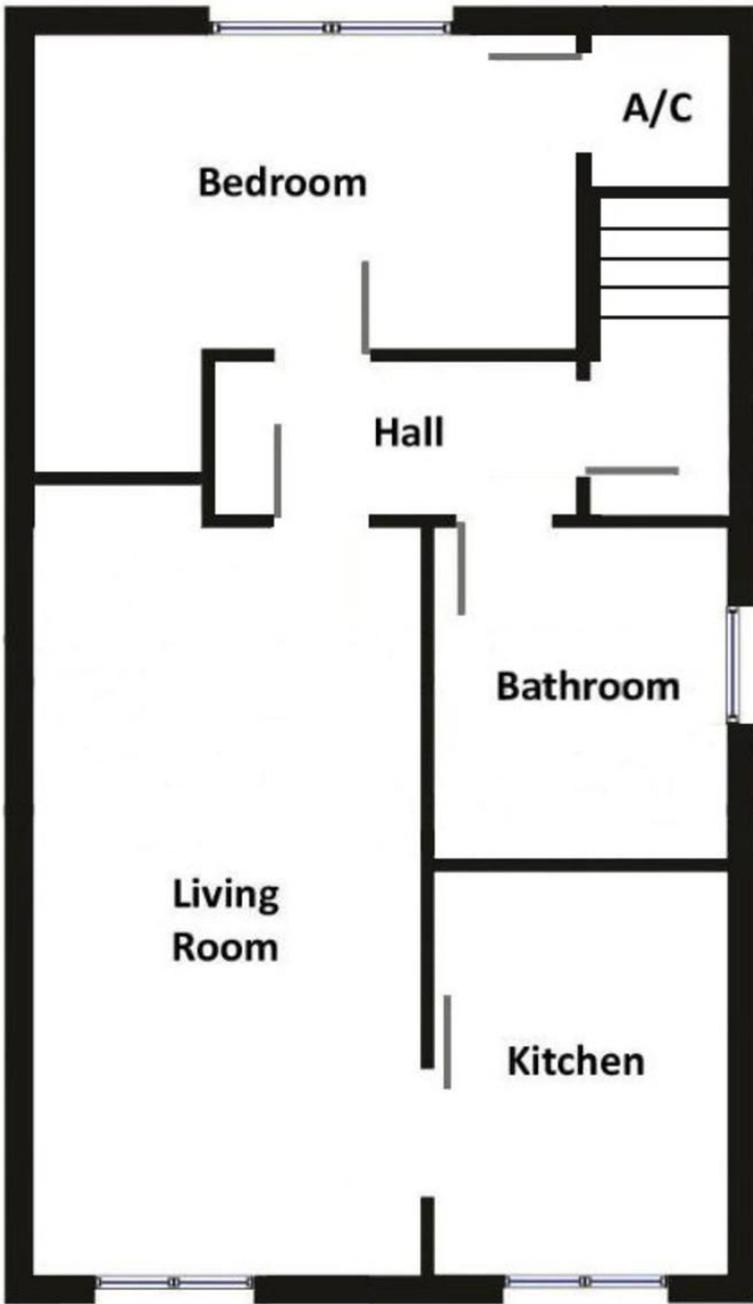
Change of Sharer (Tenant's Request) - £50.00 (inclusive of VAT) per replacement tenant or any reasonable costs incurred if higher. To cover costs associated with taking landlord's instructions, new tenant referencing and Right to Rent checks as well as preparation and execution of new legal documents.

Early Contract Termination (Tenant's Request) - £50.00 (inclusive of VAT) plus any reasonable Landlord costs, by prior agreement.) Tenant shall be liable to landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

### Deposit:

A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The deposit and first month's rent is payable once the references have been passed and before the tenancy begins.





## AGENT REDRESS SCHEME & CLIENT MONEY PROTECTION

Acorn Properties are members of The Property Ombudsman Scheme for Residential Sales and Lettings (Membership Number N02605)

Acorn Properties is part of the Propertymark Client Money Protection Scheme (Ref Number C0004746)



*Awaiting EPC Graph*



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential applicants are advised to check specific measurements as necessary.