



£800 PCM

Flat 1, 73 Southtown Road, Great Yarmouth, Norfolk, NR31 0DY



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A deceptively spacious Duplex Apartment situated on Southtown Road with TWO ALLOCATED PARKING SPACES. The property offers accommodation over two floors, with private entrance, open plan living/kitchen, two double bedrooms, nicely fitted shower room and shared balcony to rear.

GROUND FLOOR ENTRANCE:

With double glazed door to the entrance hall

GROUND FLOOR LOBBY:

With stairs to the first floor landing.

LANDING:

Fitted carpet, radiator, door giving access to rear exit/balcony, cupboard housing electricity consumer unit and doors to:

LOUNGE/KITCHEN:

21'4" x 14'8" + bay (6.49 x 4.46 + bay)

Fitted carpet, radiator, uPVC double glazed bay window to front aspect, an extensive range of wall and base level storage units with worktops over, stainless steel sink and drainer, built-in electric oven and inset 4 ring electric hob, cooker hood, splash backs, plumbing for washing machine, further double glazed window to the front aspect and wall mounted gas central heating boiler.

BEDROOM 1:

16'5" x 12'8" (5.01 x 3.87)

Fitted carpet, radiator and uPVC double glazed window to side aspect

SHOWER ROOM:

With vinyl flooring, chrome heated towel rail, large shower cubicle with electric shower, white low level WC and wash hand basin, radiator and obscure uPVC double glazed window.

SECOND FLOOR LANDING:

Fitted carpet and door to:

BEDROOM 2:

15'10" x 13'3" + alcove (4.83 x 4.04 + alcove)

Fitted carpet, radiator, uPVC double glazed window to front aspect and built-in storage cupboard.

OUTSIDE:

Two allocated parking spaces to front.

ADDITIONAL INFO:

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.

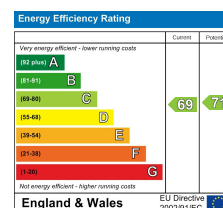
COUNCIL TAX BAND

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 <https://www.aldreds.co.uk/>

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