



Flat 4, Former Pamela's Restaurant Wellington

, Great Yarmouth, NR30 3JJ

£895 PCM



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 wooden entrance door to Flat 4.

Open Plan Kitchen/Living Room 21'4" x 19'7" narrowing to 8'2" (6.51 x 5.99 narrowing to 2.49)

Feature vaulted beamed ceiling with Velux sky light.. 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, double drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, vinyl flooring, cupboard housing the electric boiler, radiator, door to:

Bedroom 1 12'7" x 9'5" (3.84 x 2.89)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 2 9'9" x 9'0" (2.99 x 2.75)

Double glazed window to rear aspect, radiator, fitted carpet.

Shower Room 11'0" x 4'2" (3.36 x 1.29)

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

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.

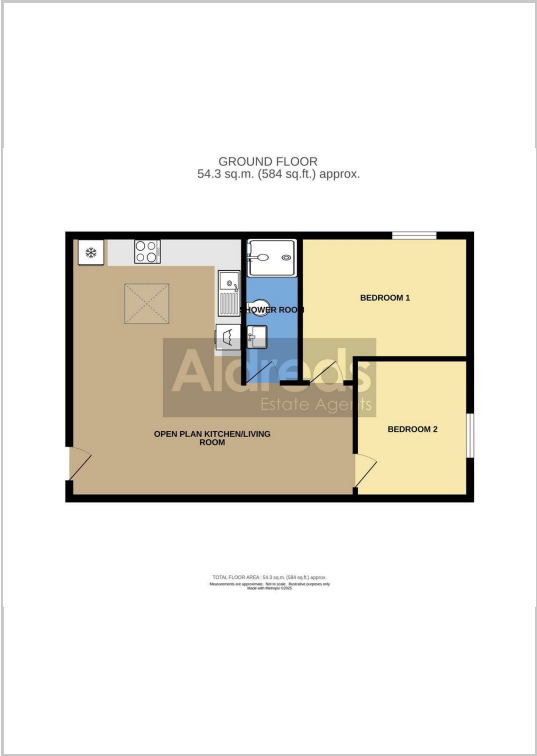
TERMS
NO SMOKING / PETS CONSIDERED

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.

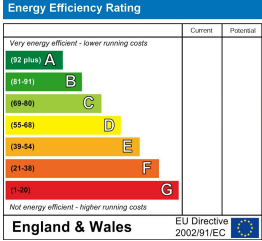
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer
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