



## 109a Queens Road

, Lowestoft, NR32 1TD

£695 PCM



Aldreds Lettings are delighted to offer this superbly presented, newly decorated very spacious first floor apartment situated in this residential location within easy reach of the town centre. The accommodation comprises of an entrance hall very large living room, modern kitchen, one very large double bedroom, one double bedroom, bathroom with shower over the bath, double glazing, gas central heating, on street parking, EPC rating C, Council Tax Band A, UNFURNISHED



### Entrance Hall

Part glazed front door to entrance hall. Stairs to landing.

### Living Room 16'4" x 15'8" (5 x 4.8)

Very large living room with big bay window, feature fireplace, TV point, radiator.

### Kitchen 11'9" x 8'10" (3.6 x 2.7)

Modern kitchen with ample storage and work surface. Appliances include electric cooker and cooker hood. Space and plumbing for additional appliances.

### Bedroom 1 16'0" x 13'1" (4.9 x 4)

Very large double bedroom, rear aspect window, feature fireplace, radiator.

### Bedroom 2 8'10" x 8'6" (2.7 x 2.6)

Second double bedroom, side aspect window, radiator.

### Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

### Parking

On street parking.

### Additional Information

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#### 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

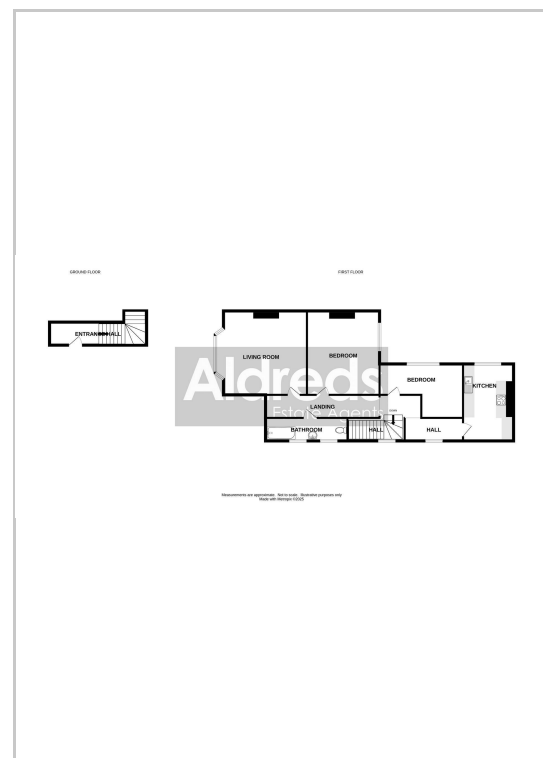
### ADDITIONAL INFO

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.

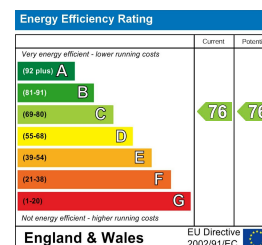
### Area Map



### Floor Plans



### Energy Efficiency Graph



#### Disclaimer

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