

**£550 pcm**



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## **Flat 3, 38 King Street Great Yarmouth, NR30 2PN**

- ONE DOUBLE BEDROOM
- AVAILABLE NOW
- SHOWER ROOM
- PLENTY of LOCAL AMENITIES
- DOUBLE GLAZED
- OPEN PLAN LOUNGE DINER
- FITTED KITCHEN
- LOCATED ON SECOND FLOOR
- WELL PRESENTED
- CONVENIENT LOCATION

## ACCOMMODATION

### COMMUNAL AREAS

Enter the property from the first-floor landing of the communal hallway. The communal hallway street door is located on King Street and there is a post box for individual flats.

#### Lounge 13' 3" x 11' 7" (4.05m x 3.53m) max

The lounge has been recently decorated and has carpet laid to the floor. A window allows plenty of light to fill the room which has doors leading to the kitchen and bedroom. A storage heater and power points also feature.

#### Kitchen 9' 8" x 7' 0" (2.94m x 2.13m) max

A modern kitchen which has been fitted with a range of base & wall units with beech slab effect doors with black laminate worktop over, a single bowl stainless steel sink and drainer with mixer tap, a built under single oven and electric hob. A door leads through to your ....

#### Shower Room 1.89m x 1.74m (6.20ft x 5.71ft)

Entered from the Lounge, the shower room features a low-level WC, pedestal sink with hot and cold taps and shower cubicle with white tray, an extractor fan and a wood effect vinyl has been laid to the floor.

#### Bedroom 13' 5" x 10' 0" (4.09m x 3.06m) max

Located at the rear of the property, your large, freshly decorated bedroom features a fitted carpet, electric storage heater and a large uPVC sealed unit double glazed window which allows plenty of natural light in.

### TERMS OF TENANCY

**TENANCY:** The property is offered on an **Assured Periodic Tenancy Agreement**.

**RENT:** £550.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

**DEPOSIT:** In addition to paying the rent, the tenants are required to place a sum of £650.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortfalls of rent, damage or any items missing from the inventory.

**OCCUPATION:** Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estate Agents, for approval, together with references received.

### SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

|                              |           |
|------------------------------|-----------|
| First months rent in advance | £550.00   |
| Deposit                      | £650.00   |
| Total:                       | £1,200.00 |

**HOLDING DEPOSIT:** In order to secure a property and remove it from the market while One Estate Agents completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£125.00) will be payable to One Estate Agents before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

**HOW TO RENT GUIDE:** This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

**VIEWING:** The property may be viewed by contacting One Estate Agents, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399. N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

## ONE BEDROOM, FIRST FLOOR FLAT - AVAILABLE NOW

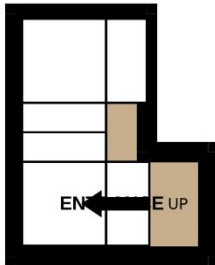
This one bedroom first floor flat features a large double Bedroom, good sized open plan Lounge / Diner, Kitchen and Shower Room. Complete with some uPVC double glazing, this property is ready to move in to.

### LOCATION AND AMENITIES

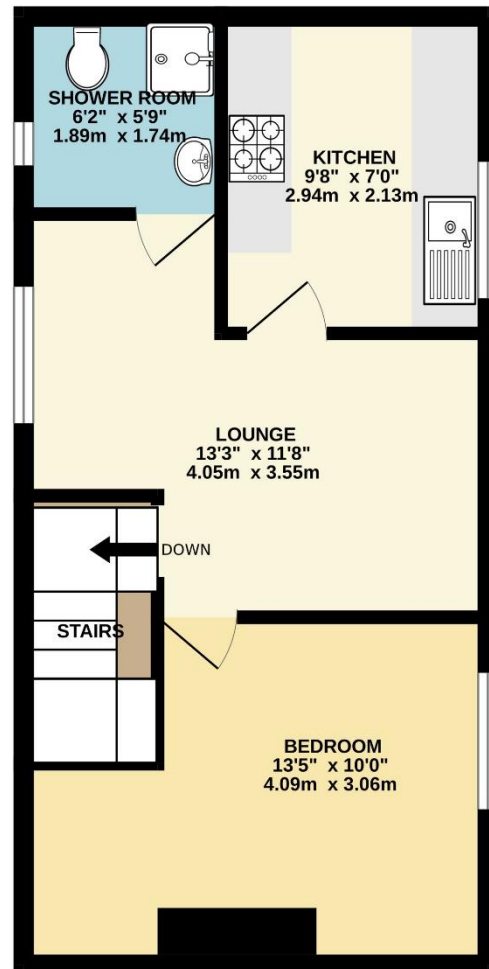
This lovely second floor flat is situated on King Street, right in the heart of Great Yarmouths' bustling town centre. Handy recreational facilities, the seafront, pubs and restaurants are close by. An excellent public transport network is available and the stunning Norfolk countryside and broads are also nearby.

**Contact:** The ONE Team | **Office:** 01493 658854 | **Email:** [info@one-estates.co.uk](mailto:info@one-estates.co.uk)

GROUND FLOOR  
32 sq.ft. (3.0 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



FLAT 3, 38 KING STREET

TOTAL FLOOR AREA : 393 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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