



Aldreds

Lettings

Flat 3, 101 Lichfield Road, Great Yarmouth, NR31 0AB

£650 PCM



1



1



1



C



£650 PCM

Flat 3, 101 Lichfield Road , Great Yarmouth, NR31 0AB

- Lovely Duplex Apartment
- Accommodation over Two Floors
- Double Bedroom
- Close To Local Amenities
- Sought After Cobholm Location
- Spacious Living Room
- Nicely Fitted Kitchen

A very well presented and deceptively spacious one bedroom apartment situated in sought after Cobholm. The accommodation, which is arranged over two floors, briefly comprises, communal entrance hall, entrance hall, Living Room, First Floor Landing, Double Bedroom, very nicely fitted Kitchen/Dining Room and Family Bathroom. In addition, there is a second floor attic space providing fantastic storage space.



Communal Entrance Hall

With stairs to the first floor

Entrance Hall

With stairs rising to the upper floor, double glazed window to the front aspect and door to the living room.

Living Room 13'3" (plus bay) x 15'5" (plus bay) (4.04 (plus bay) x 4.71 (plus bay))

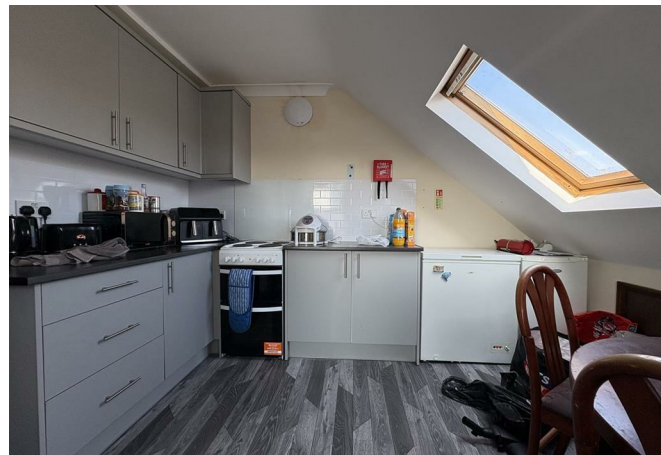
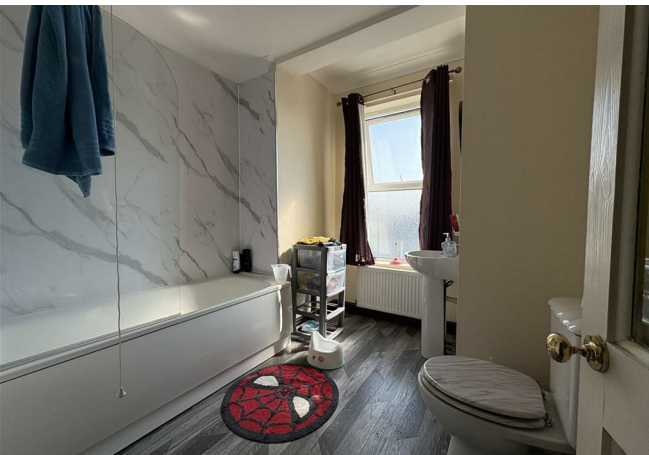
Having bay windows to the front and side aspects and radiator.

First Floor Landing

With Doors to all first floor rooms and door giving access to a staircase to the second floor storage room.

Bedroom 10'5" x 15'3" (3.2 x 4.67)

A spacious double bedroom with restricted head height in places, double glazed window to the front aspect and radiator.





Bathroom 8'10" x 8'0" (2.71 x 2.46)

With a nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/telephone handset style shower over, double glazed window to the front aspect, radiator and extractor fan.

Kitchen 15'1" x 11'3" (max) (4.6 x 3.45 (max))

With restricted head height, a lovely fitted kitchen with a good range of wall and base level storage units with work surfaces over, freestanding electric cooker, wall mounted gas central heating boiler, plumbing for washing machine, space for under counter appliances, two velux style windows to side and space for table and chairs.

Attic Space/Storage

Accessed from the first floor landing with fixed staircase, providing very useful storage space.

Directions

Additional Information

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.

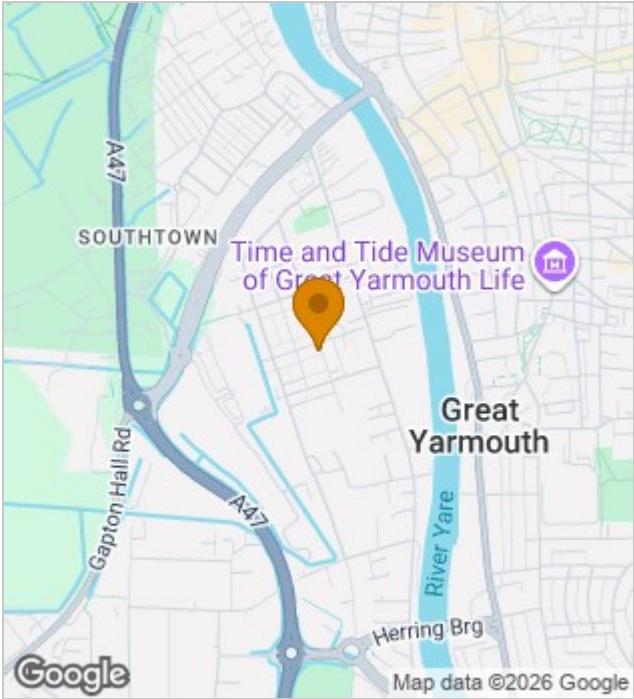
Council Tax Band

Council Tax Band- TBC

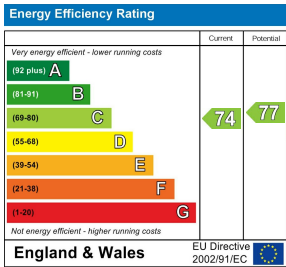
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further 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. 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 purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.