



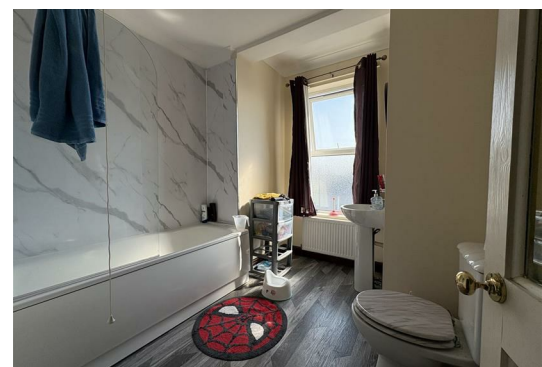
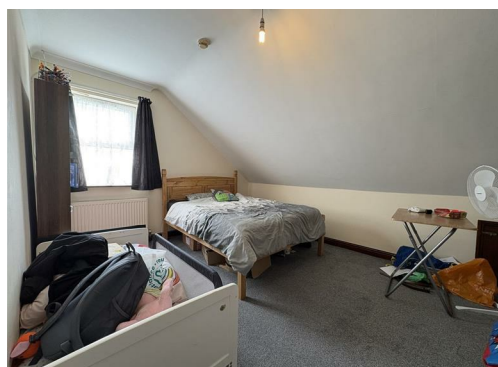
Flat 3, 101 Lichfield Road

, Great Yarmouth, NR31 0AB

£615 PCM



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.

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.

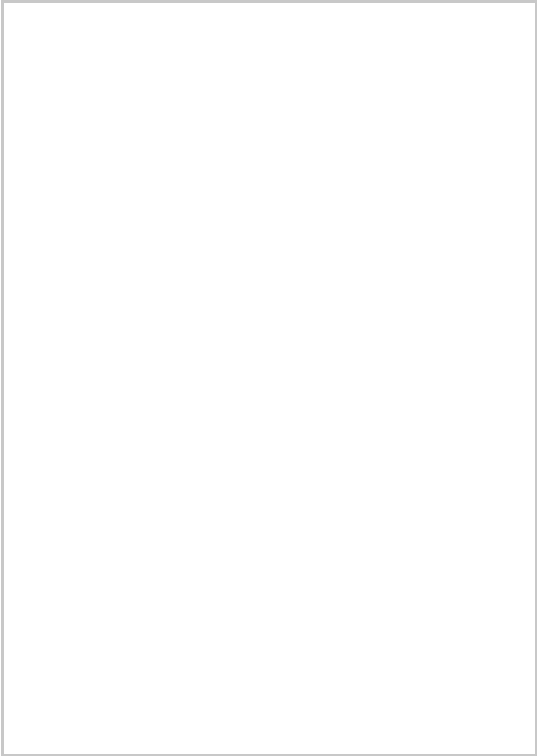
Council Tax Band

Council Tax Band- TBC

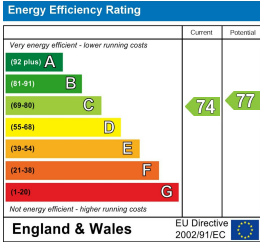
Area Map



Floor Plans



Energy Efficiency Graph



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