

# Aldreds

Lettings



Row 57 Flat 3, Star & Garter House, Hall Quay, NR30 1HS

£650 PCM





# Row 57 Flat 3

Star & Garter House, Hall Quay, NR30 1HS

- Very Large Studio Apartment
- River Views
- Central Location
- Air Conditioned
- 27ft Living Room

Aldreds Lettings are delighted to offer this simply exceptional first floor studio apartment with high ceilings, river views and a very central location. The accommodation comprises of a private entrance hall accessed via secure entrance lobby, very impressive 27ft long living room with river views and high ceilings, modern kitchen area, superb shower room, shared laundry room, air conditioning, Council Tax Band A, UNFURNISHED.



### Entrance Hall

Impressive private entrance hall accessed via secure communal lobby.

### Living Room 27'10" x 17'0" (8.5 x 5.2)

Very impressive main living room, no less than three large picture windows providing much natural light and river views. Additional features such as high ceilings and quality wood flooring. TV point, BT Point, air conditioning unit. Opens to kitchen area.

### Kitchen Area

Superb modern kitchen area with ample storage and work surface. Appliances include electric hob, oven and integrated fridge. Opens to living area. Spot lighting.

### Shower Room

Superb modern suite in white including double sized shower cubicle, WC and wash basin. Frosted window, heater.





### Laundry Room

There is a shared (with one other flat) laundry room providing washing machine and tumble drier.

### Parking

PLEASE NOTE: No parking is provided with this property.

### Additional Information

#### DISCLOSURE

Please note that this property is owned by a director of Aldreds Estate Agents Ltd.

#### 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

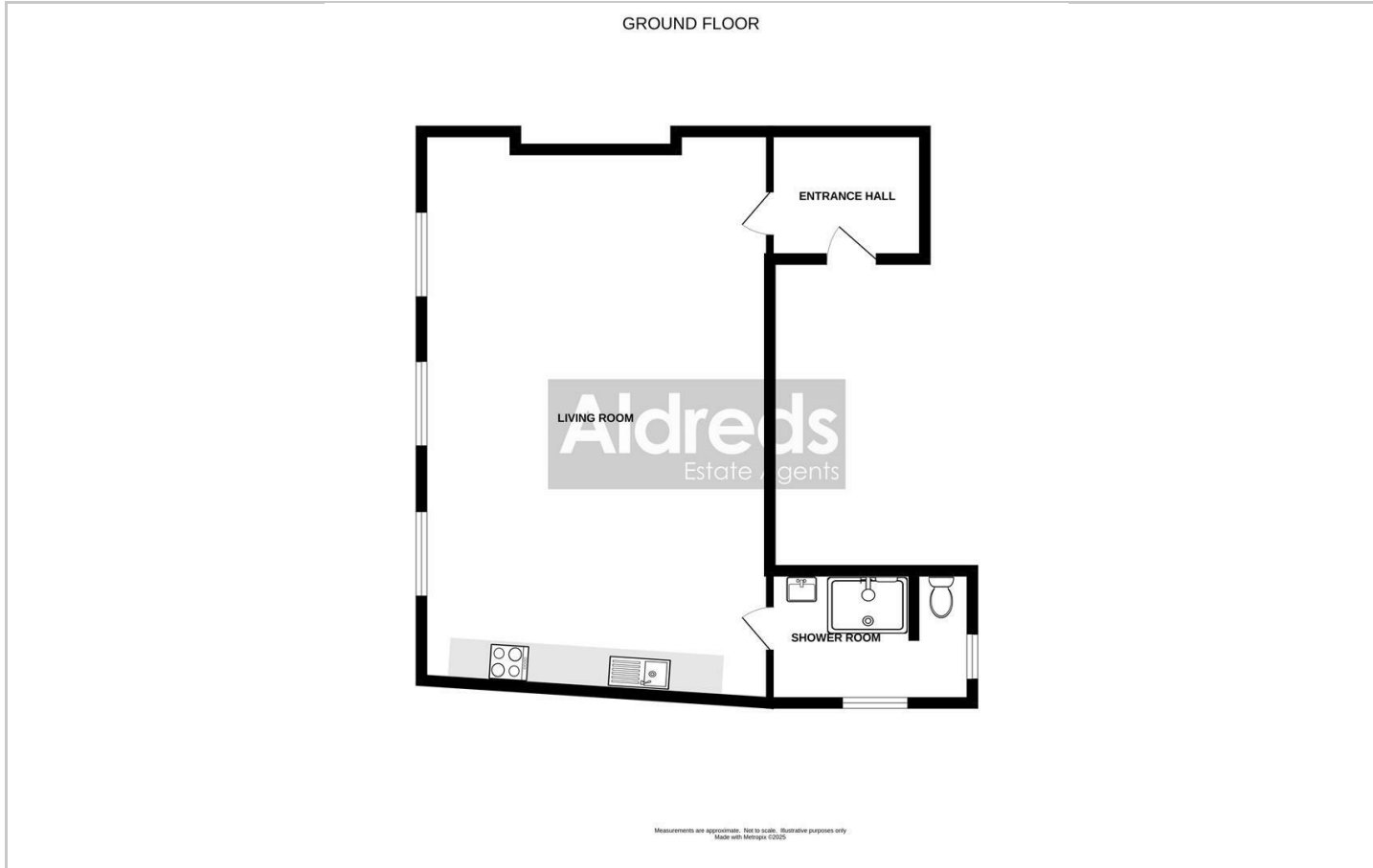
Directions



#### 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.

## Floor Plans



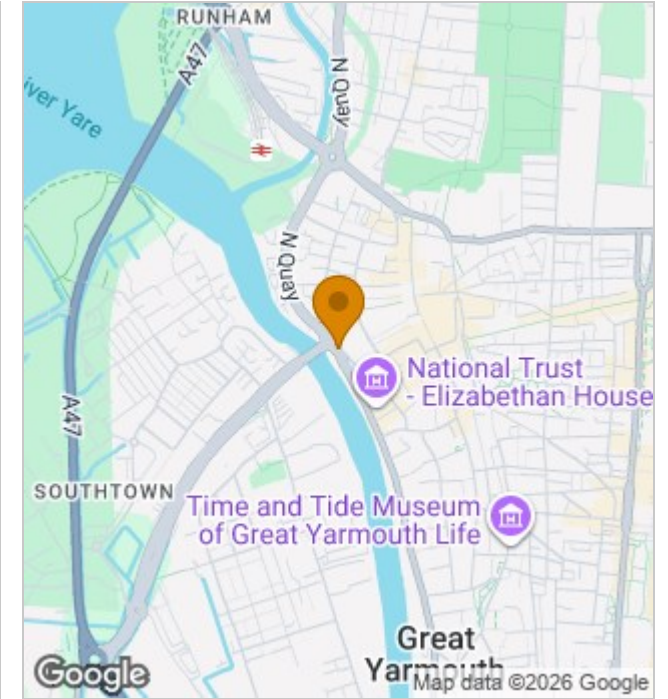
## Viewing

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. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. 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.

## Location Map



## Energy Performance Graph

