



## 31 North Denes Road

, Great Yarmouth, NR30 4LU

£540 PCM



A well presented one bedroom first floor flat with lounge, kitchen, shower room, inner hallway and bedroom. Electric Heating and double glazing. Water and sewage included in rent! Communal forecourt to front and courtyard to rear



## Entrance Hall

Lounge 12'11" x 10'3" (3.94 x 3.14)

Double glazed window to front aspect, electric heater

Bedroom 13'1" x 5'6" (4 x 1.7)

Double glazed window to front aspect, electric heater

Kitchen 10'4" x 7'8" (3.16 x 2.36)

Base units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

Shower Room 6'0" x 5'9" (1.85 x 1.77)

Shower, hand basin, low level WC

## Outside

Communal forecourt to front and courtyard to rear

## Council Tax

Band A

## Services

Mains water, electricity, drainage

## Additional Info

### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

### TENANCY

Assured Periodic Tenancy.

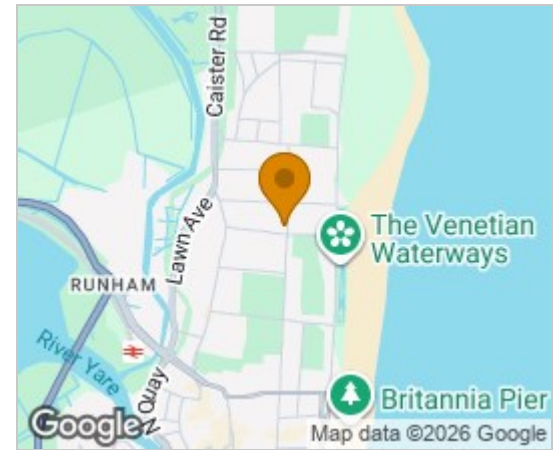
### TERMS

NO SMOKING

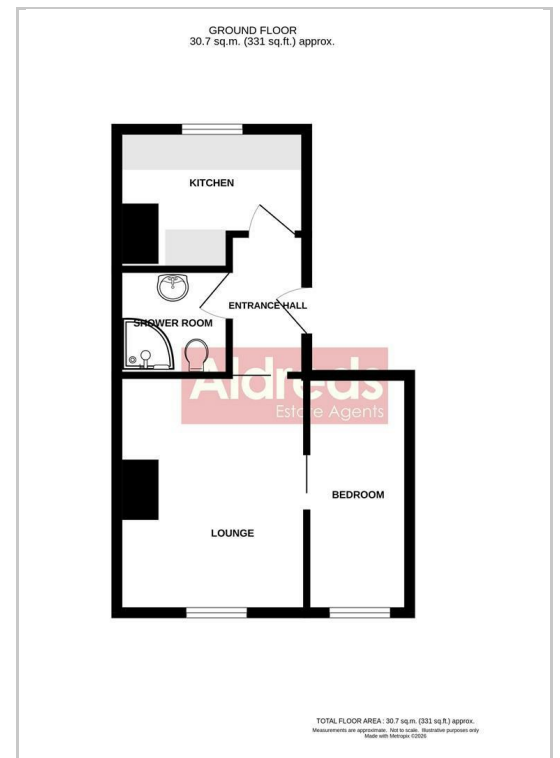
## ADDITIONAL INFO

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.

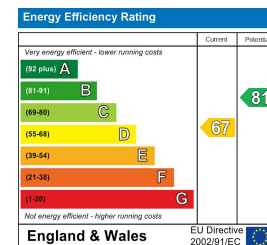
## Area Map



## Floor Plans



## Energy Efficiency Graph



### Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA