

Aldreds
Lettings

2a Kitchener Road, Great Yarmouth, NR30 4HU

£695 PCM

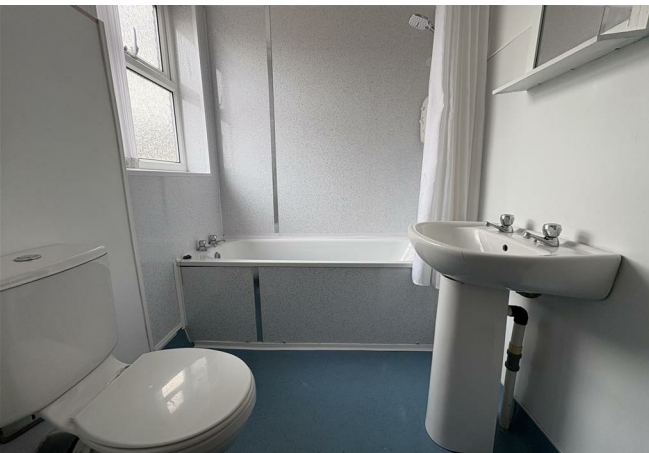




2a Kitchener Road , Great Yarmouth, NR30 4HU

- Spacious Two Bedroom First Floor Flat
- Double Glazing
- Sought After Northgate Street Area
- Convenient For Bus Routes
- Gas Central Heating
- On Street Parking
- Close To Local Amenities
- Available NOW!!!

Aldreds Lettings are delighted to offer this spacious two bedroom flat situated close to local shops and within easy reach of the Town center. The accommodation comprises of an entrance hall, large living room, separate kitchen with Range cooker, two double bedrooms, bathroom with shower over the bath, double glazing, gas central heating, on street parking, Council Tax Band A, UNFURNISHED



Entrance Hall

Private entrance hall, coats hanging space, doors to all rooms.

Living Room 16'11" x 16'7" (max) (5.17 x 5.07 (max))

A spacious double aspect living room, radiator, TV point.

Kitchen 13'5" x 7'1" (4.10 x 2.16)

Separate kitchen, ample storage and work surface. Appliances include electric range cooker

Bedroom 1 13'4" (max) x 10'3" (max) (4.08 (max) x 3.14 (max))

Double bedroom, side aspect window, radiator.

Bedroom 2 13'5" x 8'10" (4.11 x 2.71)

Second double bedroom, laminate floor, side aspect window, radiator.

Bathroom

A three piece white suite in comprising bath with shower over, WC and wash basin. Frosted window, radiator.



Parking
On street parking.

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.

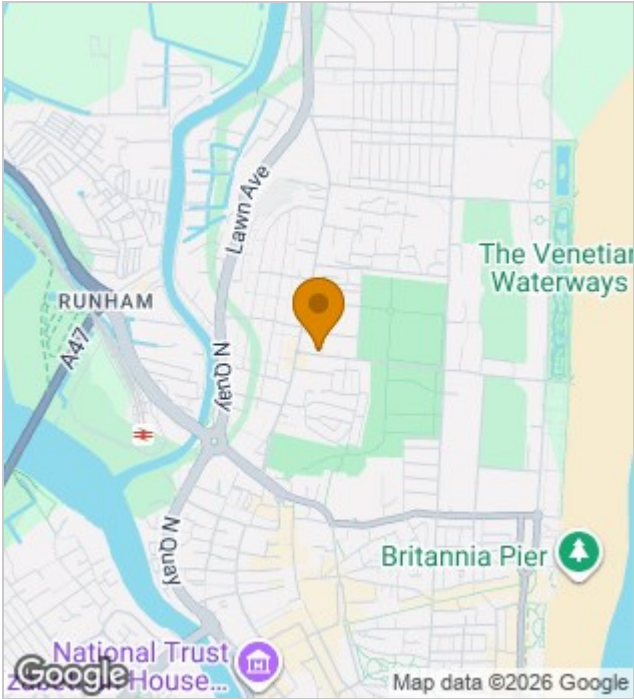
Council Tax Band

Council Tax Band- A

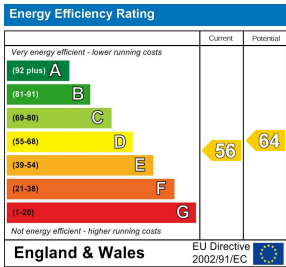
Floor Plans



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.
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