



£750 PCM

88 St Georges Road, Great Yarmouth, Norfolk, NR30 2JR



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A very well presented and deceptively spacious Town Center apartment, with accommodation arranged over two floors, briefly comprising private entrance hall, open plan living/kitchen, rear hallway, ground floor bedroom and bathroom. The property also benefits from a sizeable basement, which could provide a fantastic reception room or additional bedroom with a further storage room/office off. This apartment offers spacious and flexible accommodation, so be quick, it won't be around for long!!!

## Entrance Hall

With cupboards housing the boiler and meters, radiator, laminate wooden flooring and door to the Living Room.

## Living Room

14'11" x 10'9" (plus bay) (4.55 x 3.28 (plus bay))

Having a double glazed bay window to the front aspect, laminate wooden flooring, radiator and access to the Kitchen

## Kitchen

8'11" x 13'3" (2.73 x 4.06)

With a good range of wall and base level storage units with work surfaces over, laminate wooden flooring, plumbing for washing machine, space for fridge/freezer, inset stainless steel four ring gas hob with stainless steel electric oven under and extractor fan over, inset stainless steel sink unit with mixer tap, tiled splashbacks, radiator and door to the rear hallway.

## Rear Hallway

With stairs leading down to the basement level accommodation, double glazed window to the rear aspect and doors to the ground floor bedroom and bathroom.

## Bedroom

10'11" (max) x 14'1" (max) (3.35 (max) x 4.31 (max))

(Irregular shaped room) With a double glazed window to the side aspect, radiator and built in wardrobe.

## Bathroom

Having a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/shower attachment over, double glazed window to the rear and tiled splashbacks.

## Basement Level Landing

Accessed via stairs from the rear hallway, with a door to a useful storage cupboard and door to the reception room.

## Basement Reception Room

14'11" (max) x 10'2" (plus bay) (4.55 (max) x 3.12 (plus bay))

With a double glazed bay window to the front aspect, two built in storage cupboards, radiator and door to the store room/office.

## Store Room/Office

13'3" x 8'2" (4.04 x 2.51)

THERE IS NO WINDOW IN THIS ROOM! With a radiator, perfect for storage space or as a study/gaming room

## 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.

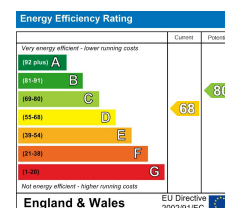
## Council Tax Band

Council Tax Band A

## Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Additional Information



### Disclaimer

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