

lowestoft 01502 733399

Gorleston 01493 658854

£525 pcm



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Flat 2, 40 Alma Road Lowestoft, NR32 2EA

- **FIRST FLOOR**
- **EPC D**
- **CLOSE TO TOWN CENTRE**
- **ONE BEDROOM**
- **DOUBLE GLAZING**
- **AVAILABLE NOW**
- **SPACIOUS LIVING**
- **OFF ROAD PARKING**
- **SHOWER ROOM**
- **FRESHLY DECORATED**

ACCOMMODATION

GROUND FLOOR ENTRANCE

Enter the property through the part-glazed glazed front door into the small Hallway of your new home. The carpeted staircase leads you up to the first floor where you will discover your living areas.

BEDROOM 14.06m x 3.60m (13' 4" x 11' 10")

At the top of the stairs, turn right into your double Bedroom. Freshly decorated, there's a fitted carpet, uPVC sealed unit double glazed window and radiator, while a large over stairs cupboard makes great storage.

LOUNGE DINER 4.06m x 3.60m (13' 4" x 11' 10")

The good size Lounge offers ample space for your sofa and dining table. Again, like the rest of the Flat, freshly decorated and features a fitted carpet underfoot, uPVC sealed unit double glazed window and radiator.

A door leads you into your

KITCHEN 2.45m x 2.00m (8' x 6' 7")

An inner Hall gives access to your Shower Room and your 'open-plan' Kitchen area features a range of base and wall unit that are fitted three walls complete with beech effect doors and drawers. Ample space is provided for your fridge and automatic washing machine; there's an electric cooker and stainless-steel sink and drainer. Natural daylight is beamed in through the uPVC sealed unit double glazed window and vinyl is laid to floor.

SHOWER ROOM 2.45m x 1.64m (8' x 5' 5") 'L' shape max

The shower features fully tiled shower corner shower cubicle, low level WC and a pedestal sink.

The central heating Combi boiler is also housed here.

SUMMARY

This lovely one bed flat is handy for the Town Centre, features a driveway and is available to rent now.

Council Tax

East Suffolk Band A

Terms of Tenancy

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £550.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £650.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£550.00
Deposit	£650.00
Total:	£1,200.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£125.00) will be payable to One Lets before the application can be completed.

Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Estate Agents, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854. N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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ONE BEDROOM FLAT – CLOSE TO LOWESTOFT CENTRE - AVAILABLE NOW

This freshly decorated and spacious first floor apartment offers a good size Lounge Diner, double Bedroom, fitted Kitchen and Shower room. Excellently presented and features the creature comforts of double glazing and gas central heating. There's also a Driveway available to use.

LOCATION AND AMENITIES

This lovely first floor flat is situated on the corner of Alma Road and Alma Street, pleasant town streets just outside Lowestofts bustling town centre. Handy for recreational facilities, pubs and restaurants are closeby and Lowestofts superb blue flag sandy beach within a mile. An excellent public transport network is available and the stunning Suffolk countryside and broads are also nearby

Contact: One Estate Agents | **Office:** 01502 733399 | **E-mail:** info@one-estates.co.uk



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Floor Plan Details:

- SHOWER ROOM:** 8'2" x 5'5" (2.50m x 1.64m)
- KITCHEN:** 8'8" x 8'2" (2.63m x 2.50m)
- LOUNGE:** 13'4" x 11'10" (4.05m x 3.60m)
- BEDROOM:** 13'4" x 11'10" (4.05m x 3.60m)
- STAIRS:** DOWN
- WARDROBE:** Located near the bedroom.

FLAT 2, 40 ALMA ROAD, LOWESTOFT

TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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