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Lowestoft 01502 733399

Gorleston 01493 658854

**£700 pcm**



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## Flat 4,38 King Street Great Yarmouth, NR30 2PN

- SPACIOUS GROUND FLOOR FLAT
- FRESHLY DECORATED THROUGHOUT
- SHOWER ROOM
- NEW FLOOR COVERINGS
- TOWN CENTRE LIVING
- KITCHEN DINER
- LARGE LOUNGE
- NEW HEATING
- TWO BEDROOMS
- REA COURTYARD GARDEN

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

## ACCOMMODATION

### COMMUNAL AREA

Enter your Flat from the communal Hallway where there's a post box for all flats.

### Lounge 16' 1" x 15' 5" (4.89m x 4.70m) max

Enter the property through the main street door where you will find the front door of flat 4 on your left. This large freshly decorated Lounge is flooded in natural light which flows through the two sash windows. A new fitted carpet has been laid and a large feature fireplace with surround makes a great focal point to the room. A storage heater and handy storage cupboards also feature. An opening to the right hand side leads you into the inner hallway.

### Inner Hallway

The inner hall features a fitted carpet and is freshly decorated. A sash window and the Hall provides access to your Kitchen and both Bedrooms.

### Master Bedroom 12' 5" x 9' 0" (3.79m x 2.74m) max

The master bedroom is located off the inner hallway and features a fitted carpet, power points, heater and a small alcove is handy for storage.

### Bedroom Two 9' 1" x 8' 7" (2.76m x 2.61m)

The second bedroom sits between the Bedroom 1 and the Kitchen and is accessed from the inner hallway. Freshly decorated and a heater and fitted carpet also features.

### Kitchen/Diner 12' 10" x 10' 0" (3.91m x 3.04m) max

The kitchen features a range of base and wall units with beech slab effect doors with a black granite effect worktop over. There is a built under single oven with sealed plate electric hob and black brick effect splashbacks complete the look. A vinyl floor covering has been laid and there is space for a dining table and fridge/freezer, space and plumbing for a washing machine. A door to the right provides access to the rear exit..

### Shower Room 13' 0" x 4' 0" (3.95m x 1.23m)

The shower room comprises of a WC, pedestal sink and shower with mosaic tiles. A frosted sash window and a new vinyl floor also features.

### COURTYARD GARDEN

A Garden is available to use with a door leading to a pedestrian service road to side and a uPVC glazed door.

## 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:** £700.00 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 £800.00 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	£700.00
Deposit	£800.00
Total:	£1,500.00

**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 (£160.00) 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 Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399. 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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# SPACIOUS REFURBISHED TWO BED GROUND FLOOR APARTMENT - AVAILABLE NOW

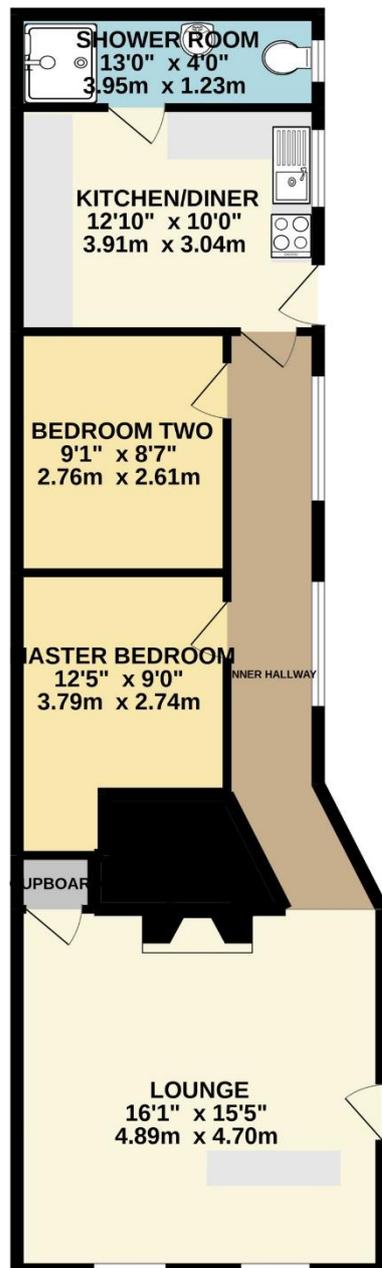
We are delighted to offer for rent this huge freshly refurbished ground floor APARTMENT. The property consists of two Bedrooms, a large Lounge with feature fireplace and two huge sash windows, fitted Kitchen Diner with rear access and Shower Room. There's also a rear Courtyard Style Garden for your exclusive use.

## AVAILABLE NOW

### LOCATION AND AMENITIES

Situated in Great Yarmouth town centre, this is the perfect place to enjoy the convenience of Town Centre living where you have all the amenities you could wish for. High Street branded shops, restaurants and the hustle and bustle of this seaside town right on your doorstep. The beach is just a few hundred metres away and the tranquil countryside and broads are a few minutes away by car or Great Yarmouth's superb public transport network.

**Contact:** The ONE LETS Team | **Office:** 01493 658854 | **Email:** info@one-estates.co.uk



FLAT 4, KING STREET, GREAT YARMOUTH

TOTAL FLOOR AREA : 753 sq.ft. (70.0 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 error, 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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