

New Lease Available :
Initial Rent £760.00 Per Month

2 bedroom Spacious First Floor Apartment - To Rent



BLACKWALL REACH
GORLESTON
GREAT YARMOUTH
NORFOLK
NR31 6RU

- Large open plan kitchen/ lounge
- First floor apartment
- 2 bedroom
- Electric central heating
- Bathroom with walk in shower
- Off street parking
- Available shortly

01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Blackwall Reach, Gorleston, Great Yarmouth, Norfolk NR31 6RU

Location

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

The High Street is currently home to a number of national occupiers such as Q.D., Greggs, Boots, Card Factory, Costa Coffee, Subway, KFC, Peacocks, Iceland and Superdrug.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Description

First floor 2-bedroom apartment located in the heart of Gorleston, just off the High Street and close to all amenities. Accommodation comprises of large open plan kitchen / lounge with cooker, hob and extractor fan, Hall, 2 Bedrooms, Bathroom with walk-in shower, wash hand basin and WC. Electric central heating and off street parking.

Accommodation

Kitchen/Lounge - 4.5m x 5.9m		
Bedroom 1 - 3.15m x 3.45m		
Bedroom 2 - 2.1m x 3.45m		
Bathroom - 5.4m ²		
Total	58.5 Sq. M	629 Sq. Ft

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 43).

Terms

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Tenancy

Assured Periodic Tenancy.

Deposit - one month rent (equivalent to 5 weeks).

NON SMOKERS ONLY / UNFURNISHED / NOT SUITABLE FOR PETS

Possession

Vacant possession upon completion of an Assured Periodic Tenancy Contract.

Services

Mains water, electricity and drainage are connected. Electric central heating.

Council Tax

Band 'A'



ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:

Julian Wright
Property Management

01493 853853

Hamish Duncan BLE (Hons) - Agency Director

Mike Younger FRICS - Director

Sharon Bray, Laura Driver - Administration

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.