



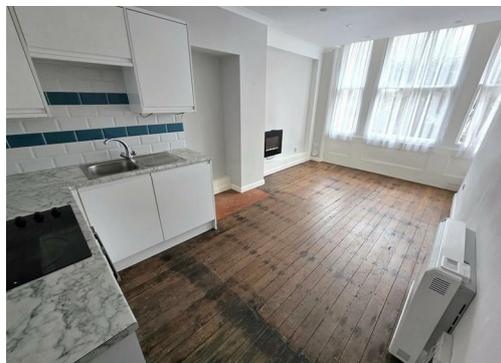
## 311 London Road South

, Lowestoft, NR33 0DY

£795 PCM



Aldreds Lettings are delighted to offer this two bedroom character ground floor and lower ground floor apartment in this historic building close to local shops, beach and within easy reach of the town centre. The accommodation comprises of a secure entrance lobby, private entrance hall, large living room, superb kitchen area, double bedroom, second bedroom and bathroom room.. Electric heating. Council Tax Band A, UNFURNISHED



### Entrance Hall

Two electric heaters, storage cupboard with plumbing for washing machine

### Lounge/Kitchen 18'4" x 10'0" (5.6 x 3.06)

Three windows to front aspect, electric fire, electric heater, base & wall units with worktops, electric hob, electric oven, sink with drainer, inset ceiling lights

### Bedroom 1 15'0" x 13'0" (4.59 x 3.98)

Double glazed window to rear aspect, electric heater

### Bedroom 2 9'4" x 6'9" (2.87 x 2.08)

Window to front aspect, electric heater

### Bathroom

Window to front, part tiled walls with shower over, hand basin, low level WC

### Parking

Allocated parking may be available at an additional charge

### General Info

#### RENT

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

#### TENANCY

6 Months Assured Shorthold.

#### TERMS

NO SMOKING

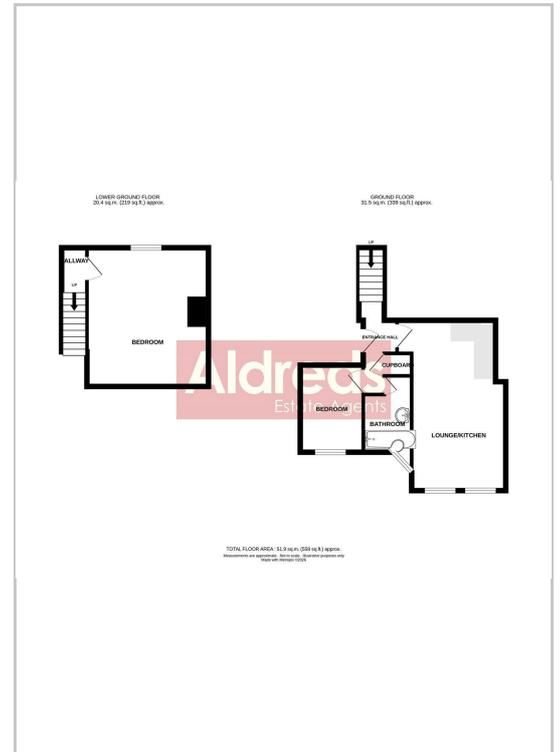
#### ADDITIONAL INFO

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.

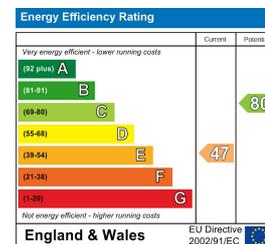
### Area Map



### Floor Plans



### Energy Efficiency Graph



#### Disclaimer

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