



Flat 2, 11 Waterloo Road

, Lowestoft, NR33 0AA

£495 PCM



Aldreds Lettings are delighted to offer this well presented upper ground floor studio apartment situated close to local shops, beach and within easy reach of the Town centre. The accommodation comprises of an entrance hall, spacious main living room, separate kitchen, shower room. Double glazing, electric heating, Council Tax Band A, UNFURNISHED



Entrance Hall

Private entrance hall accessed via secure communal lobby. Built in storage cupboard.

Living Room / Bedroom 17'8" x 13'9" (5.4 x 4.2)

Large living room with big front aspect bay window which allows much natural light in. Electric heater, TV / BT points.

Kitchen 12'1" x 7'6" (3.7 x 2.3)

Separate modern kitchen with ample storage and work surface. Appliances include electric hob & oven. Space and plumbing for additional appliances.

Shower Room

Suite in white comprising double sized shower cubicle with electric shower, WC and wash basin. Frosted window.

Parking

PLEASE NOTE: No parking is provided with this property.

Additional Information

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

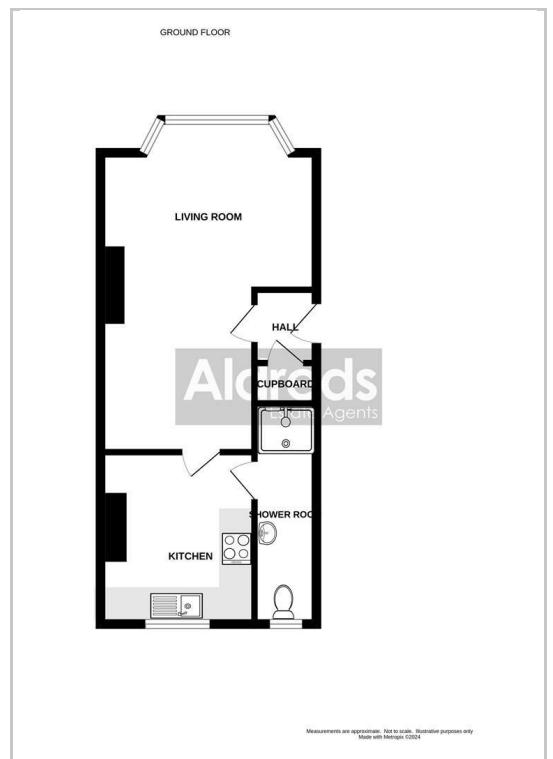
ADDITIONAL INFO

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.

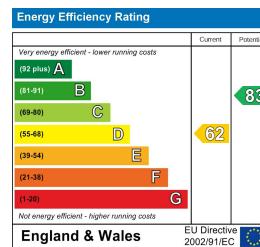
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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

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