Aldreds
Lettings

115 High Street, Lowestoft, NR32 1HN

£625 PCM

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- Spacious First Floor Apartment
- Gas Central Heating
- Well Proportioned Double Bedroom
- Bathroom With White Suite
- Town Centre Location
- Large Living Room With Feature Fireplace
- Lovely Fitted Kitchen

Aldreds Lettings are delighted to offer this superbly presented and very spacious one bedroom first floor apartment with many original period features. The property is situated in a very central location close to local shops and all amenities. The accommodation comprises of a private entrance hall, spacious living room with feature fireplace, modern kitchen, well proportioned double bedroom, bathroom, gas central heating, EPC rating C, Council Tax Band A, UNFURNISHED

Entrance Hall

Private entrance hall accessed via secure communal lobby. Coats hanging space, entry-phone.

Living Room 15'5" x 14'1" (4.7 x 4.3)

Very impressive main living room, with high ceilings and two large front aspect windows, feature original fireplace and radiator.

Kitchen 9'10" x 5'10" (3.0 x 1.8)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances.

Bedroom 15'5" x 10'9" (4.7 x 3.3)

A spacious double bedroom, rear aspect window, built in cupboard and radiator.

Bathroom

Modern white suite comprising bath, low level WC and wash basin and radiator.

Parking

PLEASE NOTE: No parking is provided with the property.

Directions

Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

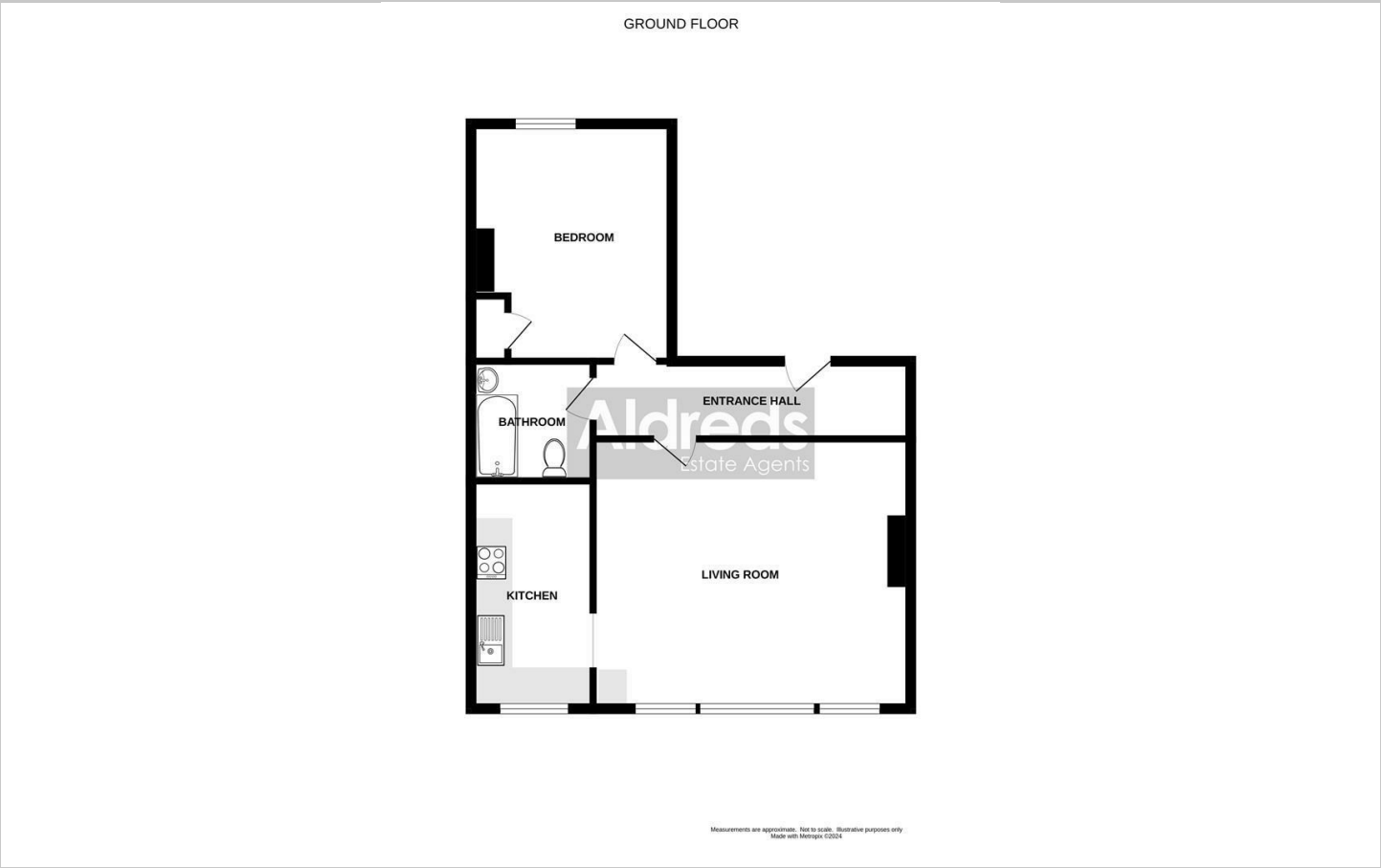
ADDITIONAL INFO

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.

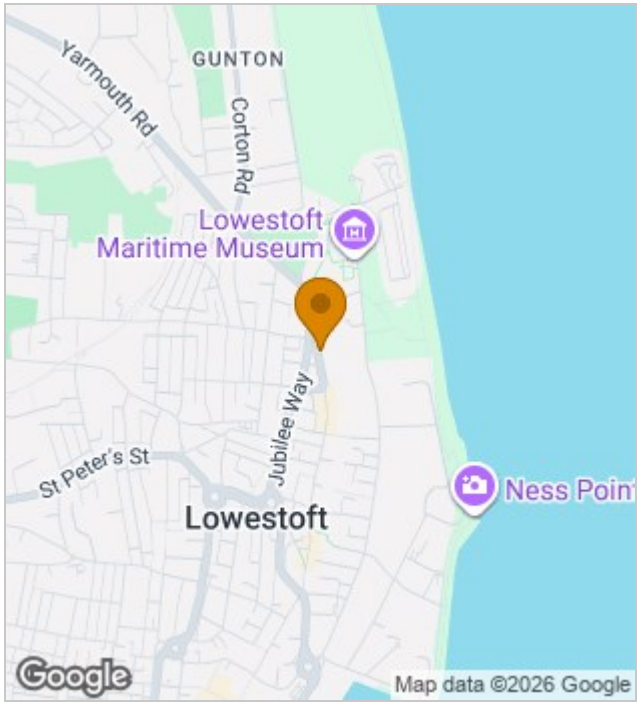
Council Tax Band

Council tax Band- A

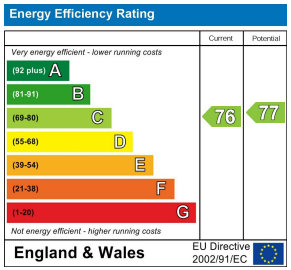
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

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 to the prospective purchaser for which they will be entitled to receive a commission.
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