



Aldreds
Lettings

39C Lyndhurst Road, Lowestoft, NR32 4PD

£875 PCM



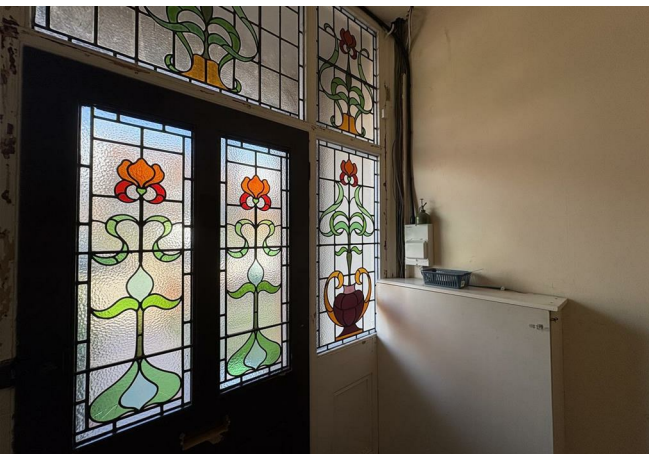


39C Lyndhurst Road

, Lowestoft, NR32 4PD

- A Stunning Duplex Apartment
- Integrated Appliances
- Spacious Family Bathroom
- Available NOW!!!!
- Fantastic Open Plan Living/Kitchen
- Two Double Bedrooms
- Refurbished To A Very High Standard

A truly stunning two bedroom apartment situated in this highly sought after residential location, within close proximity to the beach and also to local road networks into central Lowestoft and the A47. The property has been recently refurbished to an exceptional standard, offering a seamless mix of traditional features and contemporary living, with the highlights being the beautiful open plan Living/Kitchen with integrated appliances and spacious Family Bathroom with adjoining Utility Area.



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Communal Entrance Hall

Entered via a decorative leaded and stained glass door with matching window to side, stairs rising to the first floor landing and door to the entrance hall.

Entrance Hall

With stairs rising to the upper floor, open recessed storage area with window to the front aspect,

First Floor Landing

With pine doors off to all rooms, radiator, useful; storage cupboard and access to the roof space.

Bedroom One 14'2" x 12'7" (max) (4.32 x 3.84 (max))

A lovely bedroom with two windows to the rear aspect, additional Velux style window allowing natural light to flood the room and radiator.

Utility Area

A great use of space with fitted drawer unit and plumbing for washing machine with work surfaces over and door to the bathroom.



Bathroom 9'11" (max) x 8'4" (max) (3.04 (max) x 2.55 (max))
 With restricted head height, a stunning fitted bathroom with new white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, mermaid board splashbacks, wood effect flooring, heated towel rail, new wall mounted gas central heating boiler with storage cupboard under and extractor fan.

Bedroom Two 8'9" (plus recess) x 10'4" (2.69 (plus recess) x 3.17)
 With restricted head height, With a feature window to the front aspect and radiator.

Directions



Living/Kitchen 19'11" x 13'10" (max) (6.08 x 4.22 (max))

An absolutely fantastic, open plan Living/Kitchen, with statement, contemporary style kitchen units in a sage green finish with contrasting wood effect worksurfaces over, which double as a breakfast bar area, integrated stainless steel four ring gas hob and electric oven with extractor fan over, integrated fridge/freezer and dishwasher and inset stainless steel sink unit with mixer tap over. The living area provides a light, bright and well proportioned space with double glazed windows to the front and both sides and integrates seamlessly into the kitchen to provide the perfect space for entertaining with friends and family.

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.

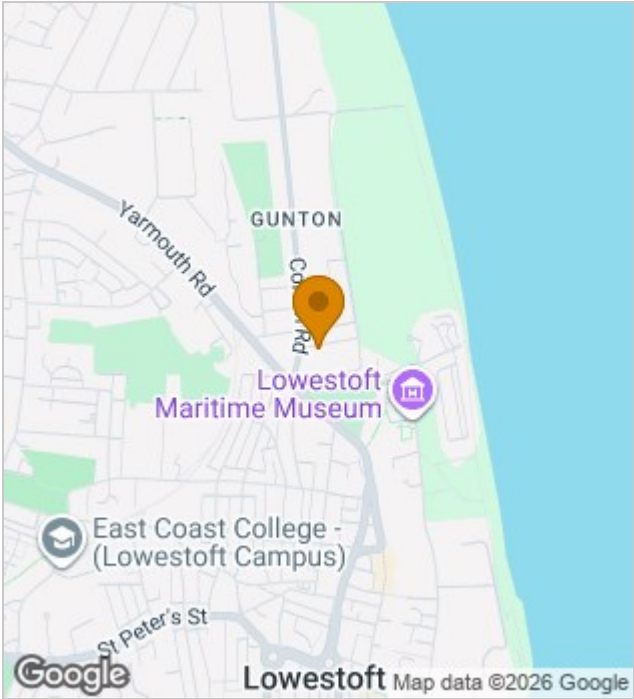
Council Tax Band

Council Tax Band- A

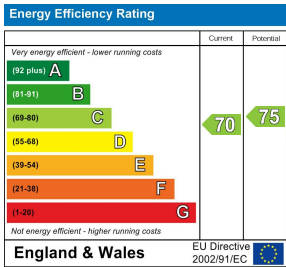
Floor Plans



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
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