



£850 PCM

48A High Street, Lowestoft, NR32 1HZ



48A High Street, Lowestoft, NR32 1HZ

A rare opportunity to rent a STUNNING two bedroom apartment, located in this Grade II listed building, right in the heart of Lowestoft Town Centre, within close proximity of a wide range of local services and amenities. The property has been extensively refurbished throughout, to include a new family bathroom with three piece white suite and a superb living/kitchen, with original sash window and pine shutters to front. The property effortlessly blends the traditional with the contemporary to great effect, providing a spacious and well proportioned apartment, perfect for Town Centre living, with the added benefit of a private garden to the rear of the property.

Entrance Hall

With stairs rising to the first floor landing with doors to all rooms

Living/Kitchen

17'7" x 14'7" (max) (5.38 x 4.46 (max))

A truly stunning room, perfect for entertaining, with a superb fitted kitchen with an excellent range of wall and base level storage units with work surfaces over and central island/breakfast bar with inset stainless steel sink unit, freestanding electric cooker, plumbing for washing machine, concealed gas central heating boiler, tiled splash backs, wall mounted fusebox and feature sash window with original pine shutters.

Bedroom One

12'9" (plus recess) x 13'8" (3.89 (plus recess) x 4.17)

With a feature sash window to the front aspect, with original shutters, radiator, two built in storage cupboards, picture rail and ceiling rose.

Bathroom

Having a very nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, window to side aspect, wood effect flooring, heated towel rail, extractor fan and tiled splashbacks.

Bedroom Two

14'10" x 11'1" (4.53 x 3.39)

With a double glazed window to the rear aspect, overlooking the rear garden and with far reaching sea views, radiator and a range of fitted shelving. .

Garden

The property benefits from a private lawned rear garden, accessed via a passageway to the side of the property and accessed via a wooden gate, perfect for entertaining.

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.

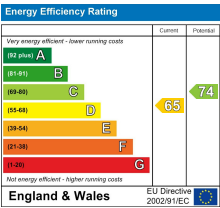
Council Tax Band

Council Tax Band- A

Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Additional 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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffell B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA