



30C Suffolk Road, North Lowestoft, Lowestoft, NR32 1DZ

£825 PCM





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# 30C Suffolk Road

North Lowestoft, Lowestoft, NR32 1DZ

- Two Double Bedrooms
- Double Glazing
- Parking
- Recently Refurbished Throughout
- Direct Secure Lift Access To The Apartment
- Furnished or Unfurnished

\*\*\* STUNNING SEAVIEWS \*\*\* Aldreds Lettings are delighted to offer this stunning second floor two bedroom apartment which provides some of the best sea and dockland views. This stunning property has been refurbished to a good standard throughout and offers spacious accommodation including a large lounge/diner, spacious kitchen/diner, bathroom with bath and separate shower cubicle, two generous sized bedrooms and benefits from central heating and uPVC double glazed sash windows. Within a very short walk there is the award winning south Lowestoft beach along with the railway station and Lowestoft town centre. Residents parking, Council Tax Band A, FURNISHED or UNFURNISHED



## Shared Entrance Hall

Lift leading directing into the apartment.

## Apartment Entrance Hall

Fitted carpet, feature archway, full length airing cupboard, radiators, power points

## L Shaped Lounge/Dining Room 22'6" x 16'7" (max) (6.86m x 5.06m (max))

Fitted carpet, flat plaster ceiling with inset spotlighting, triple aspect sealed unit double glazed sash windows providing sea and dockland views, radiators, power points with USB sockets, TV point



Directions

### Kitchen Diner 13'1" x 12'3" (4.01 x 3.74)

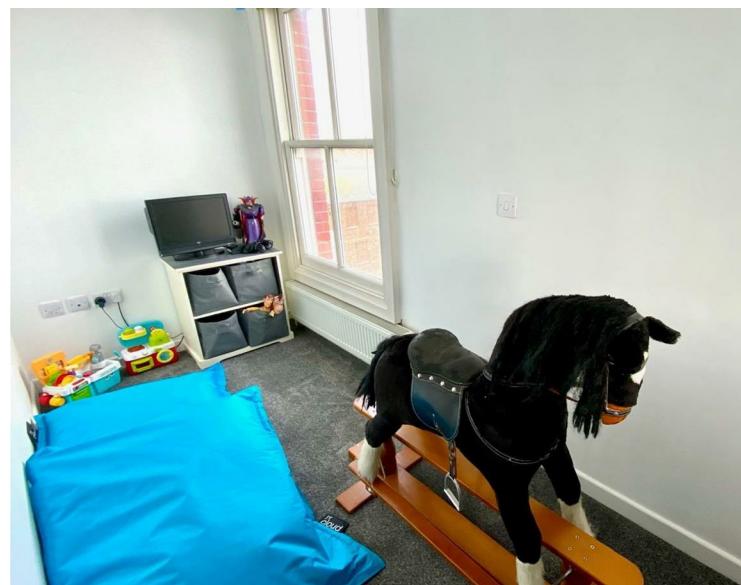
Tile effect vinyl flooring, full range of quality fitted kitchen units with integral appliances including fridge freezer, dishwasher, washer dryer, stainless steel oven with NEFF ceramic hob with matching stainless steel extraction cooker hood, ample space for family size dining table and chairs, double stainless steel sink with single drainer, tiled splashbacks, power points with USB sockets, sealed unit double glazed sash windows providing dockland and sea views.

### Master Bedroom 13'2" x 10'3" (4.02 x 3.13)

Fitted carpet, flat plaster ceiling, power points with USB sockets, TV point, radiator, sealed unit double glazed window providing dockland and sea views.

### Bedroom 2 12'9" x 6'3" (3.91 x 1.92)

Fitted carpet, radiator, power points with USB sockets, TV point, sealed unit double glazed sash window providing dockland and sea views



### Family Bathroom 12'11" x 5'2" (3.96 x 1.6)

Tile effect vinyl flooring, quality fitted bath and shower suite comprising of full length multi functional shower cubicle, panel bath, vanity sink unit, low level WC, sealed unit double glazed sash window, tiled splashbacks, full length heated towel rail

### Parking

Residents off road parking (1 space)

### 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.

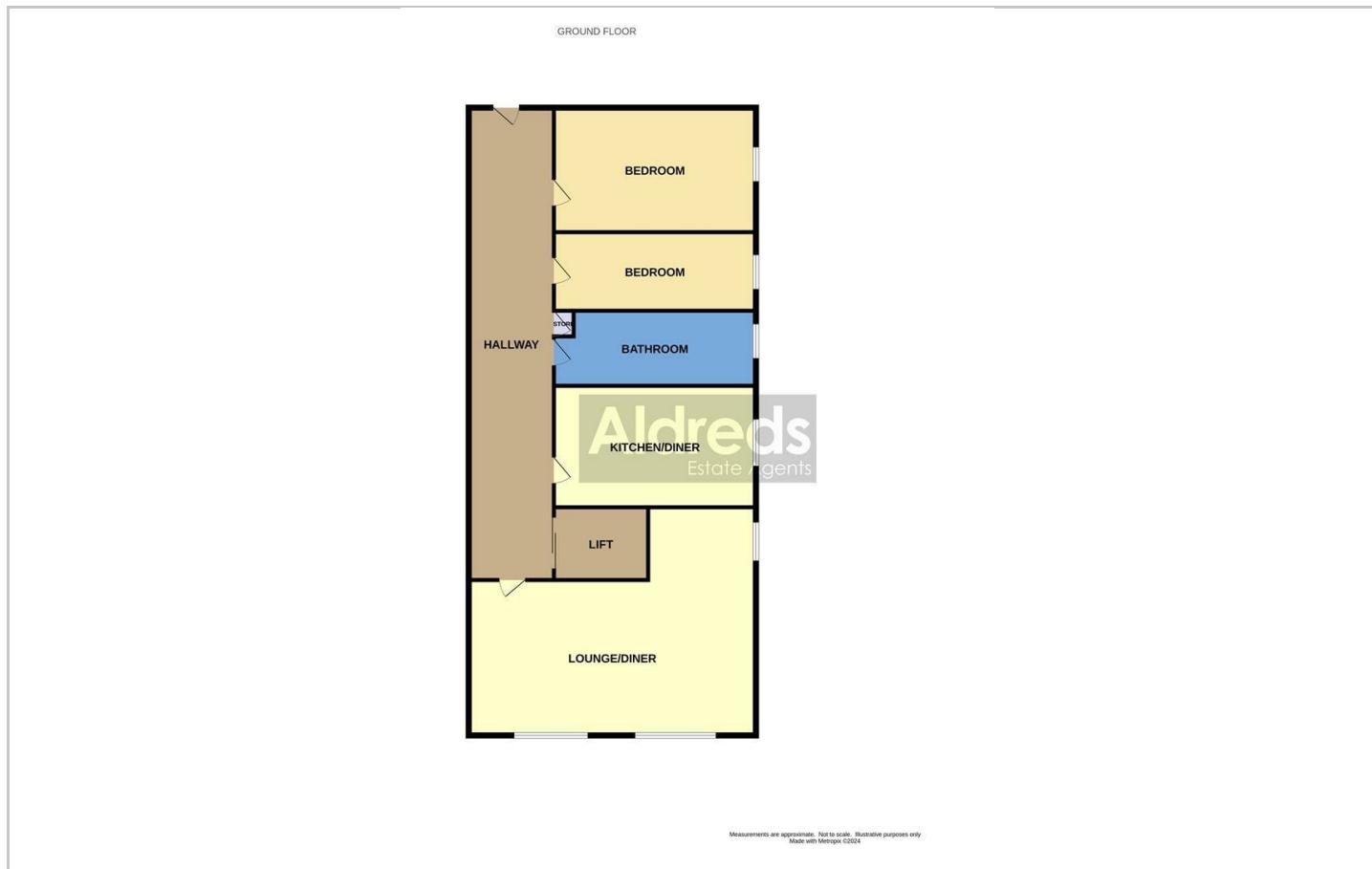
#### TERMS

NO SMOKING

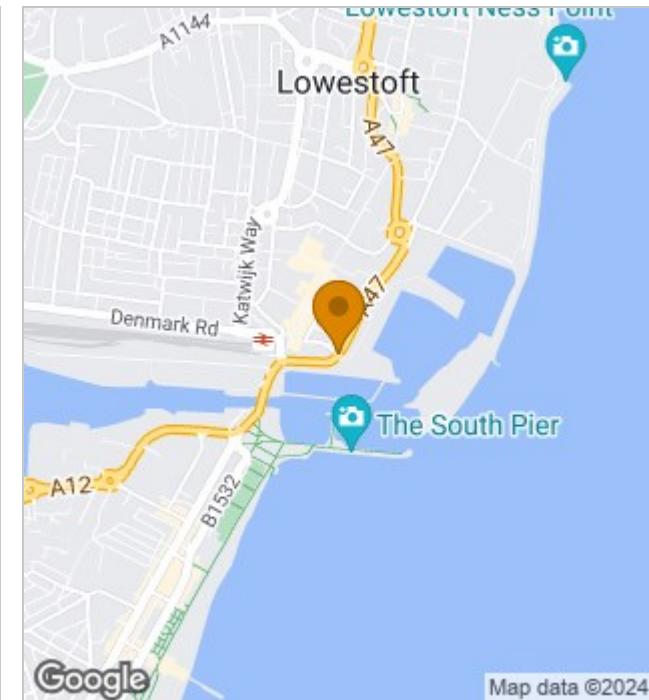
#### ADDITIONAL INFO

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.

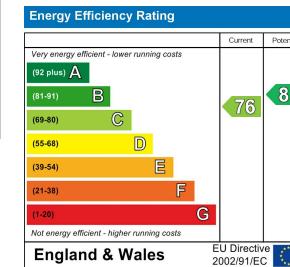
## Floor Plans



## 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. 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 purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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