



Aldreds

Lettings

48B St. Johns Road, Lowestoft, NR33 0PH

£575 PCM



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£575 PCM

48B St. Johns Road

, Lowestoft, NR33 0PH

- Spacious One Bed First Floor Flat
- Close To Local Amenities & Town Centre
- Utility Room & Fitted Kitchen
- Solar Panels
- Double Glazing
- Available NOW!!!!

A very well presented and deceptively spacious, one bedroom first floor flat, ideally located for local amenities and for access into Lowestoft Town Centre. The property offers accommodation of Utility Room, Hallway, Cloakroom/WC, Bedroom, Living Room, Fitted Kitchen and Bathroom. The property also has the benefit of Solar Panels, to assist with heating costs and double glazing.



Entrance

The property is entered via the garage style door to the front of the property, with metal staircase leading to the first floor with door to the utility room.

Utility Room 9'6" x 7'1" (2.91 x 2.18)

Fitted with a range of base level storage units with worksurfaces over, space for fridge/freezer and plumbing for washing machine.

Hallway

With doors off to all rooms and access to roof space.

WC

With a two piece suite comprising low level WC and wall mounted wash hand basin.

Bedroom 10'7" x 7'2" (3.23 x 2.19)

With a double glazed window to the front aspect and built in storage cupboard.





Living Room 10'9" x 9'5" (plus recess) (3.28 x 2.88 (plus recess))

With a double glazed window to the front aspect and cupboard housing the fusebox

Kitchen 6'10" (plus recess) x 9'6" (max) (2.09 (plus recess) x 2.91 (max))

Fitted with a good range of base level storage units with worksurfaces over, freestanding electric cooker, inset stainless steel sink unit, double glazed window to the rear aspect, space for fridge freezer and extractor fan.

Bathroom

Having a two piece suite comprising pedestal wash hand basin and panelled bath with mixer tap/shower over, built in airing cupboard, extractor fan and double glazed window to the side aspect.

Council Tax Band

Council Tax Band- A

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.

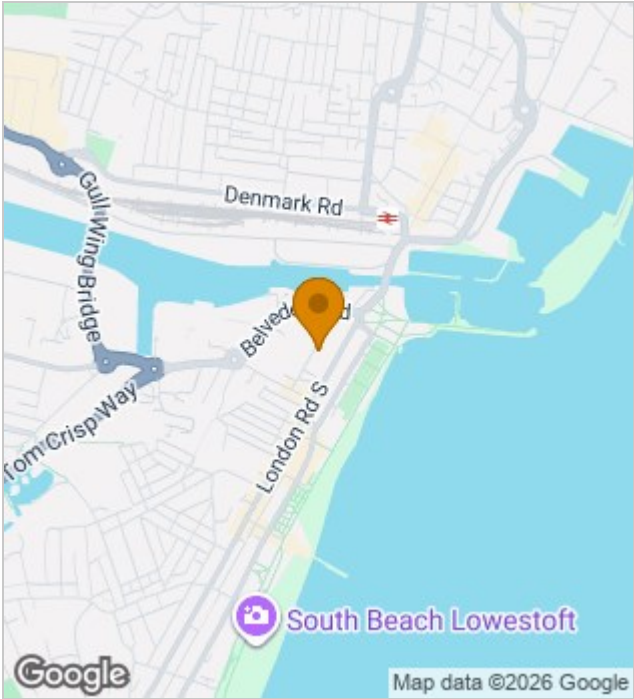
EPC

The EPC is currently being re assessed and will be available soon.

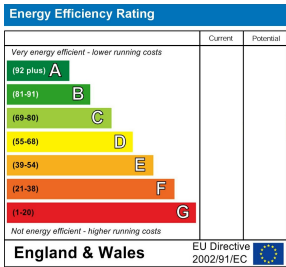
Floor Plans



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.