



**Aldreds**  
Lettings



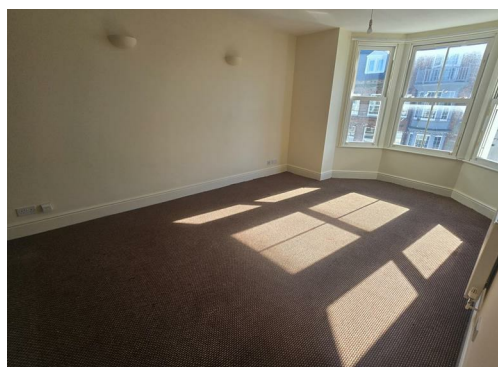
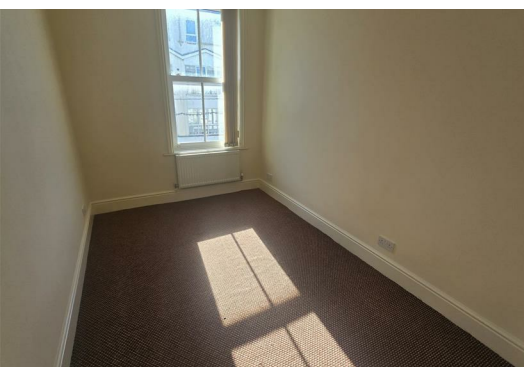
## Flat 6 53/54 Regent Court Regent Street

, Great Yarmouth, NR30 2AL

£725 PCM



A spacious and well presented two bedroom second floor flat in the heart of Great Yarmouth. The property has gas central heating and is close to amenities. Good sized bathroom



## Entrance Hall

Storage cupboard

## Lounge 15'7" x 11'6" (4.77 x 3.53)

Bay double glazed window, radiator

## Kitchen 6'6",288'8" x 6'3" (2.88 x 1.92)

Base & wall units, Velux window, electric hob, electric oven, plumbing for washing machine, sink with drainer

## Bedroom 1 13'5" x 7'8" (4.11 x 2.34)

Storage cupboard, double glazed window to rear aspect, radiator

## Bedroom 2 11'7" x 7'8" (3.54 x 2.34)

Double glazed window to front aspect, radiator

## Bathroom

Panel bath, hand basin, low level WC, radiator

## Additional Info

### 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.

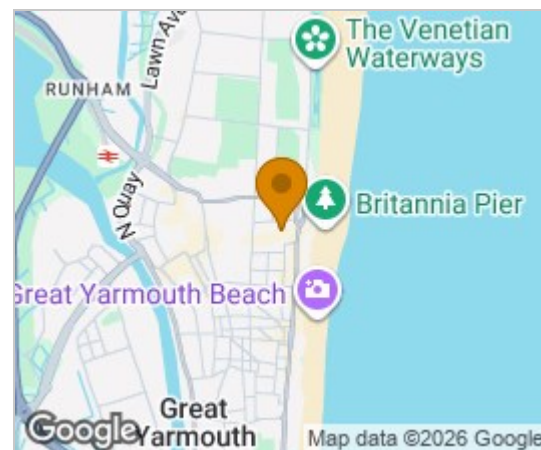
## Council Tax

Band A

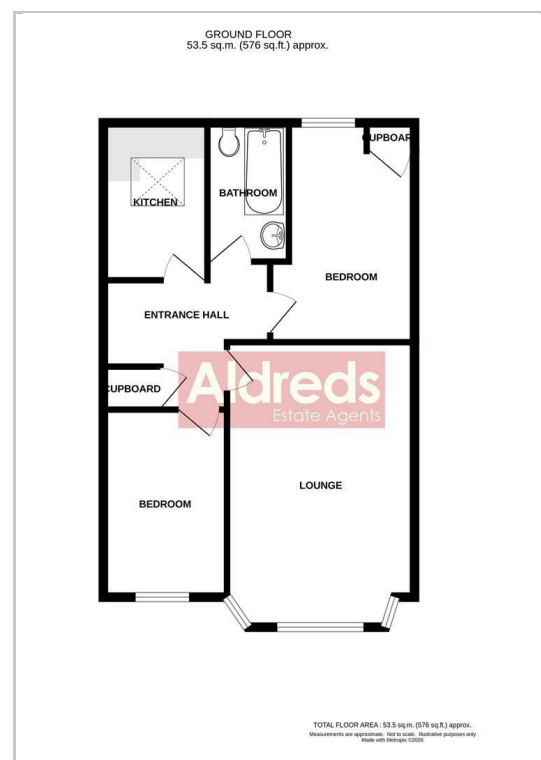
## Services

Mains water, electricity, gas, drainage

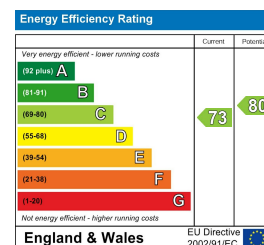
## Area Map



## Floor Plans



## Energy Efficiency Graph



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