



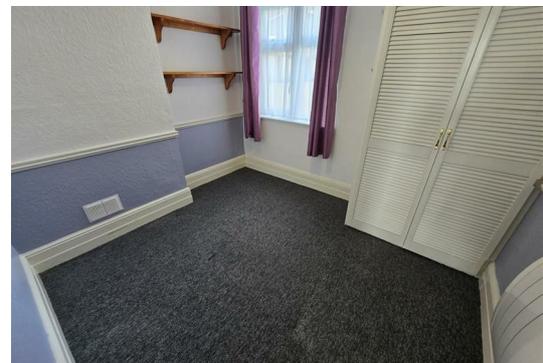
## 31 North Denes Road

, Great Yarmouth, NR30 4LU

£540 PCM



A well presented one bedroom ground floor flat with lounge/kitchen, shower room, inner hallway and bedroom. Electric Heating and double glazing. Water and sewage included in rent!



Lounge/Kitchen 13'1" x 12'7" plus bay (4 x 3.84 plus bay)  
Bay double glazed window to front aspect, electric heater, base units with worktops, sink with drainer, electric cooker point

### Inner Hallway

Bedroom 10'3" x 8'9" (3.14 x 2.67)  
Double glazed window to rear aspect, electric heater

Shower Room 7'3" x 4'9" (2.22 x 1.45)  
Shower in cubicle, hand basin, low level WC

Council Tax  
Band A

Services  
Mains water, electricity, drainage

Additional Info  
RENT  
Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY  
6 Months Assured Shorthold.

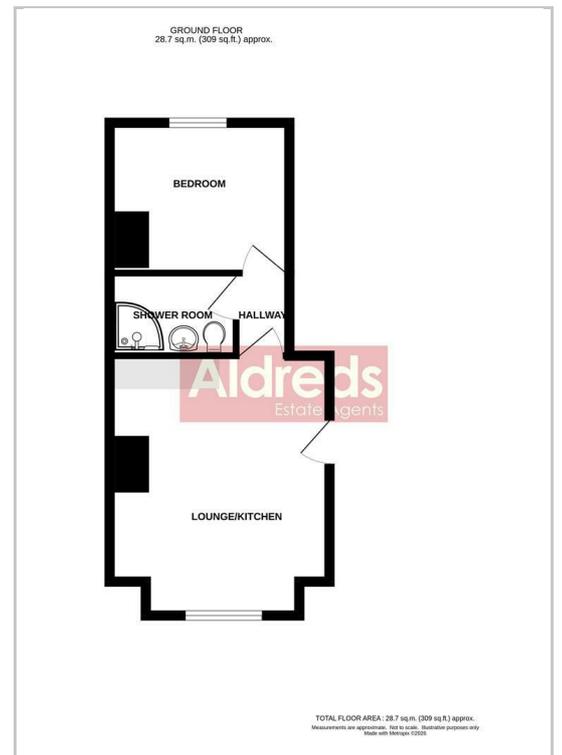
TERMS  
NO SMOKING

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.

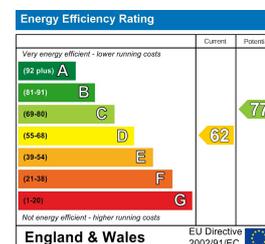
## Area Map



## Floor Plans



## Energy Efficiency Graph



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

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