

# Aldreds

Lettings



15 Duke Road, Gorleston, Great Yarmouth, NR31 6LL

£650 PCM



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£650 PCM

# 15 Duke Road

Gorleston, Great Yarmouth, NR31 6LL

- One Bedroom Apartment
- Modern Electric Heating
- Off Street Parking
- Double Glazing
- Garden

Aldreds Lettings are delighted to offer this superbly presented ground floor one bedroom purpose built apartment situated close to the town centre and all shops and amenities. The accommodation comprises of a private entrance hall, large living room, separate modern kitchen, double bedroom, shower room, private garden area, off street parking, modern electric heating, double glazing, Council Tax Band A, UNFURNISHED



## Entrance Hall

Part glazed front door to entrance hall. Built in cupboard, coats hanging space, doors to all rooms.

## Living Room 12'9" x 12'5" (3.9 x 3.8)

Large living room, big front aspect window, TV point, heater.

## Kitchen 9'2" x 7'10" (2.8 x 2.4)

Separate modern kitchen with ample storage and work surface. Space and plumbing for appliances, door to garden.

## Bedroom 12'9" x 7'10" (3.9 x 2.4)

Double bedroom, rear aspect window overlooking the garden. Heater.

## Shower Room

Modern suite in white comprising shower cubicle with electric shower, WC and wash basin. Frosted window, heater.

## Garden

Private fully enclosed garden, mostly hard landscaped for easy maintenance. Gate to front of property.







### Parking

One off street parking 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 / NO PETS

#### ADDITIONAL INFO

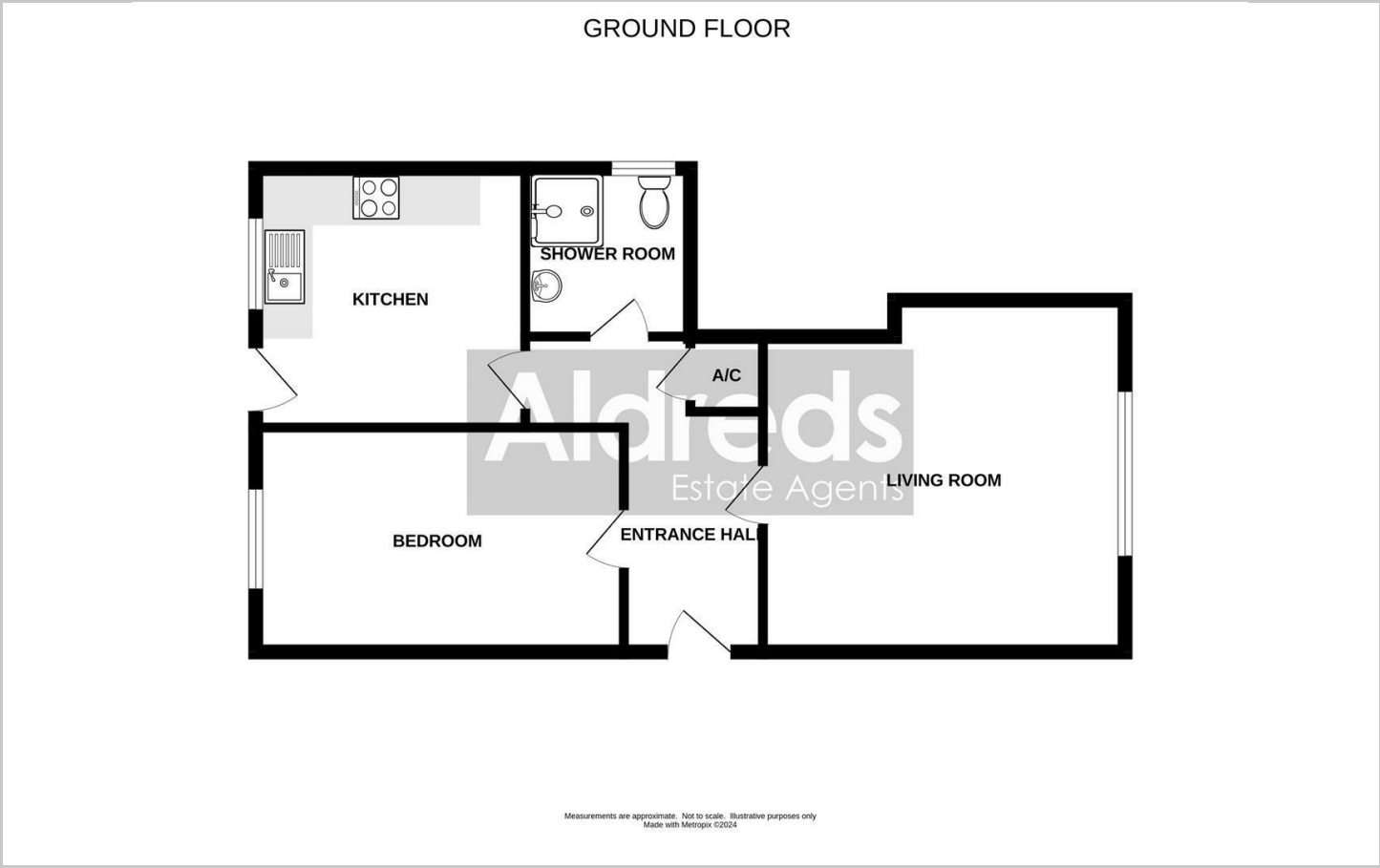
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be

### Directions

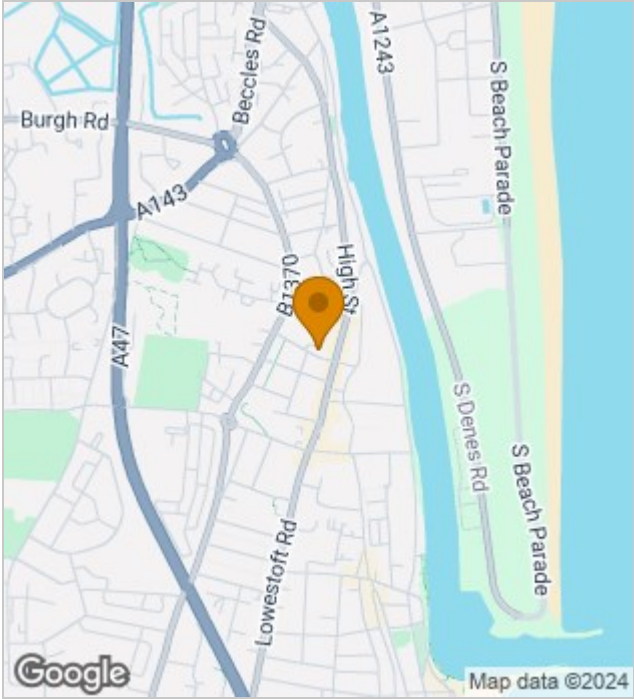
From our Gorleston office proceed North up the High Street and take the second turning on the left into Duke Road.

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.

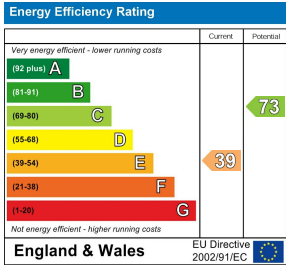
Floor Plans



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.