



## 159 King Street

, Great Yarmouth, NR30 2PA

£695 PCM



A very well presented and deceptively spacious two bedroom Town Centre apartment within touching distance of all the amenities Great Yarmouth has to offer. The property boasts a spacious Bay Fronted Living Room, nicely fitted Kitchen, two bedrooms, modern Shower Room with large walk in shower and a ROOF TERRACE! perfect for entertaining.



### Communal Entrance

With stairs to the first floor.

### Kitchen 8'2" x 13'7" (2.49 x 4.16 )

Fitted with a good range of wall and base level storage units with work surfaces over, inset stainless steel single bowl drainer sink unit with mixer tap over, wall mounted extractor fan, plumbing for washing machine, radiator, coving to ceiling, space for fridge/freezer, double glazed door giving access to the roof terrace, tiled splashbacks, access to the rear hall and door to the living room.

### Living Room 11'11" (max) x 18'7" (max) (3.64 (max) x 5.68 (max))

A spacious living room with bay window to the front aspect, radiator and coving to ceiling.

### Rear Hallway

With a double glazed window to the front aspect, double glazed door to the roof terrace, radiator and doors off to both bedrooms and shower room.

### Bedroom Two 6'2" (max) x 11'5" (max) (1.88 (max) x 3.50 (max))

With a double glazed window to the side aspect, radiator, coving to ceiling and door to the built in airing cupboard housing the boiler.

### Shower Room 5'6" x 8'4" (1.68 x 2.55)

A lovely shower room with three piece suite comprising low level WC, pedestal wash hand basin and large walk in shower with mermaid board splashbacks, heated towel rail and two double glazed windows to the side aspect.

### Bedroom One 11'5" (plus recess) x 9'6" (3.50 (plus recess) x 2.91)

With double glazed windows to either side and radiator.

### Roof Terrace

A real added bonus for a town center apartment, perfect for entertaining, with brick walled borders with wrought iron railings over.

### Council Tax Band

Band A

### 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.

### Services

Mains water, electricity, gas, drainage

#### Disclaimer

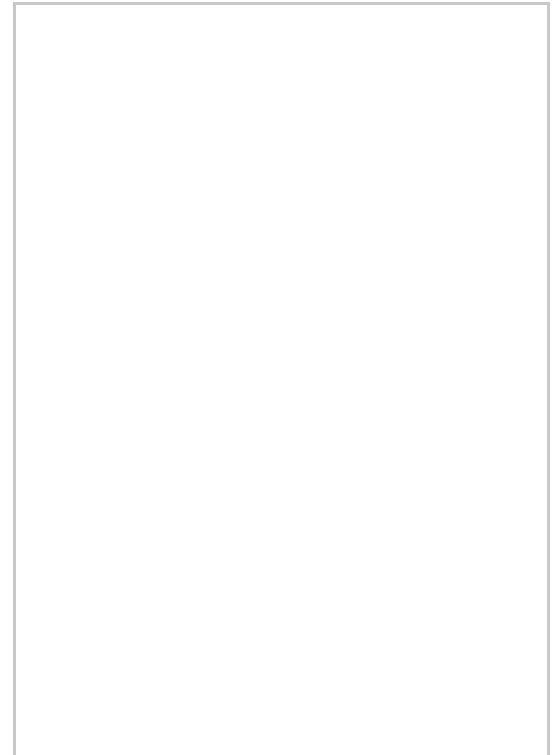
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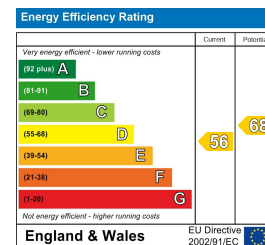
## Area Map



## Floor Plans



## Energy Efficiency Graph



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