



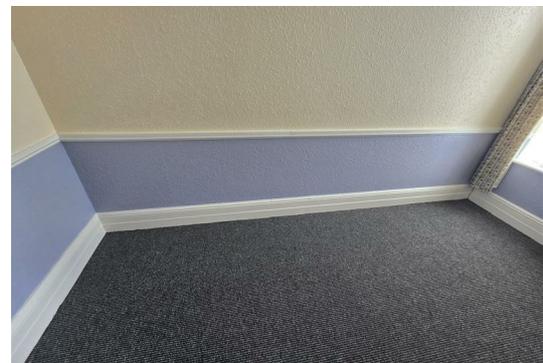
31 North Denes Road

, Great Yarmouth, NR30 4LU

£540 PCM



A well presented one bedroom first floor flat with lounge, kitchen, shower room, inner hallway and bedroom. Electric Heating and double glazing. Water and sewage included in rent! Communal forecourt to front and courtyard to rear



Entrance Hall

Lounge 12'11" x 10'3" (3.94 x 3.14)

Double glazed window to front aspect, electric heater

Bedroom 13'1" x 5'6" (4 x 1.7)

Double glazed window to front aspect, electric heater

Kitchen 10'4" x 7'8" (3.16 x 2.36)

Base units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

Shower Room 6'0" x 5'9" (1.85 x 1.77)

Shower, hand basin, low level WC

Outside

Communal forecourt to front and courtyard to rear

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.

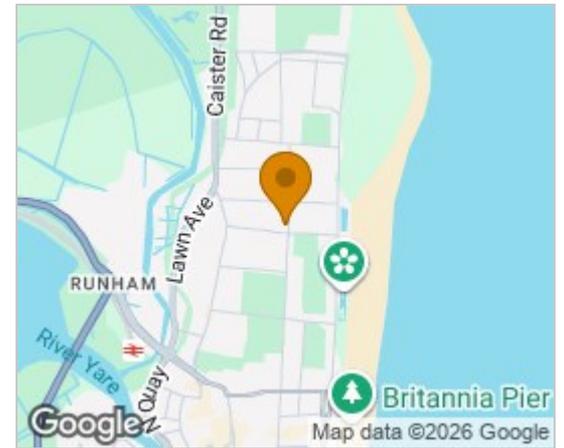
TERMS

NO SMOKING

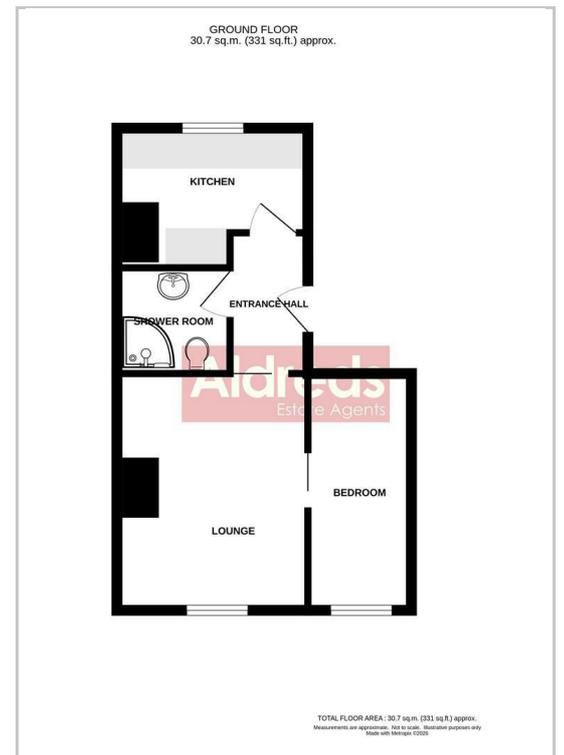
ADDITIONAL INFO

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.

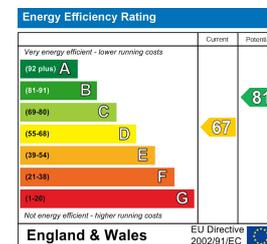
Area Map



Floor Plans



Energy Efficiency Graph



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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

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