



7 Leonard Court, Martham Road, Rollesby, NR29 5BA

£1,100 PCM





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Martham Road, Rollesby, NR29 5BA

- Three Bedrooms
- Modern Underfloor Heating
- Parking
- Two Bathrooms
- Double Glazing
- Garden

**** NEW BUILD **** Aldreds Lettings are delighted to offer this stunning brand new three bedroom, two bathroom home, finished to a very high standard and situated at the end of a cul-de-sac close to the village centre. The accommodation comprises of an entrance hall with storage, down stairs WC, large living room, big kitchen dining room, master bedroom with en-suite shower room, second double bedroom, single bedroom, bathroom, two allocated parking spaces, private garden, air source heating, double glazing, Council Tax Band B, EPC B UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall, quality laminate floor, built in cupboard, underfloor heating.

Downstairs WC

Suite in white comprising WC and wash basin. Laminate floor.

Living Room 14'1" x 9'6" (4.3 x 2.9)

Large living room, front aspect window, quality laminate floor, TV point, underfloor heating.

Kitchen Dining Room 16'0" x 13'1" (4.9 x 4)

Very impressive kitchen dining room, ample storage and work surface, appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Large dining area, inset spot lights, glazed doors to garden, quality laminate floor, underfloor heating.

Bedroom 1 13'9" x 9'6" (4.2 x 2.9)

Master bedroom, rear aspect window overlooking the garden, radiator, door to en-suite shower room.



Directions

Bedroom 1 en-suite

Modern white suite comprising corner shower cubicle, WC and wash basin. Heated towel rail, inset spot lights.

Bedroom 2 10'5" x 9'6" (3.2 x 2.9)

Second double bedroom, front aspect window, radiator.

Bedroom 3 9'6" x 6'6" (2.9 x 2)

Good sized single bedroom, rear aspect window, quality laminate floor, radiator. This room would also make an ideal home office.

Bathroom

Modern suite in white comprising bath, WC and wash basin. Heated towel rail, inset spot lights, frosted window.

Garden

Fully enclosed private garden, mainly laid to lawn with patio area.

Parking

Two allocated off street parking spaces.

Additional Information

RENT



Rent is exclusive of Council Tax Band B, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

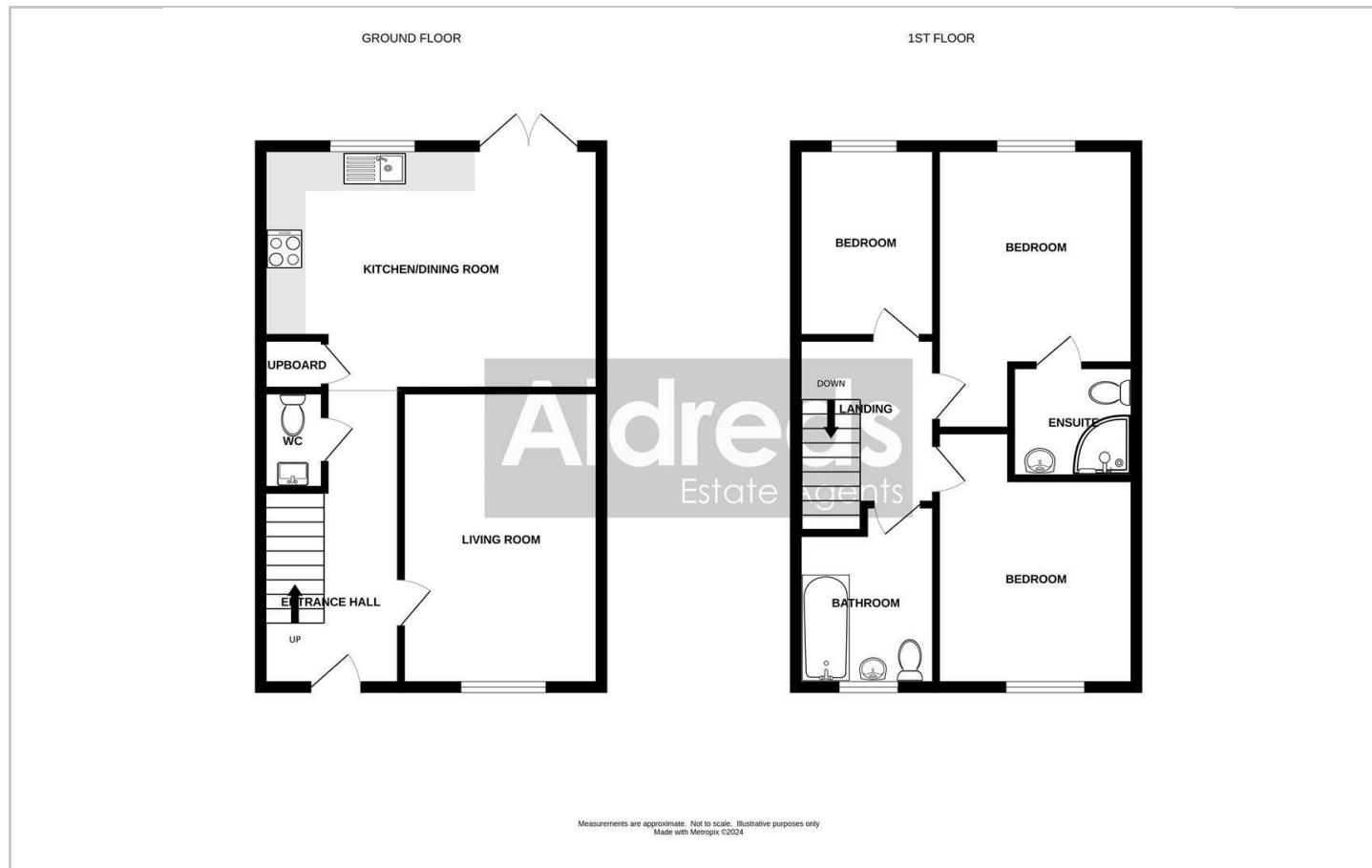
TERMS

NO SMOKING

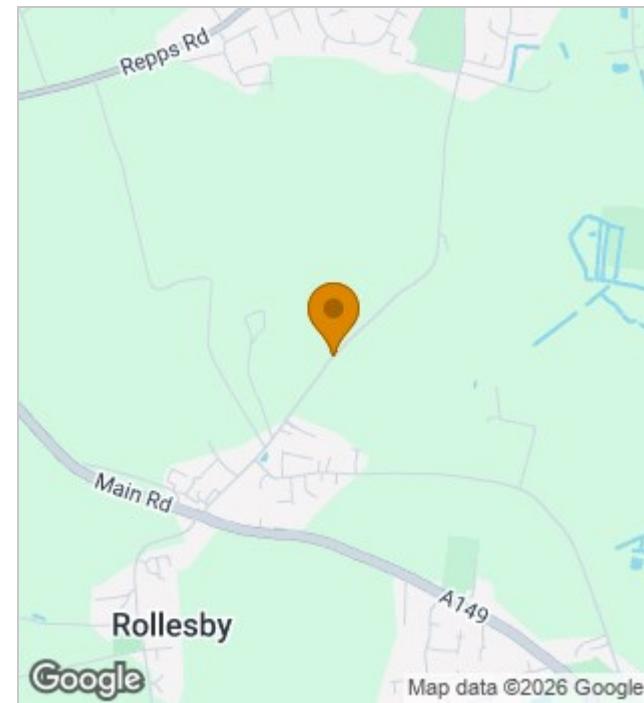
ADDITIONAL INFO

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.

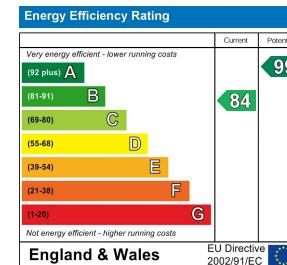
Floor Plans



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.

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Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA