



109a Queens Road

, Lowestoft, NR32 1TD

£750 PCM



Aldreds Lettings are delighted to offer this superbly presented and deceptively spacious first floor apartment situated in this residential location within easy reach of the Town Centre. The accommodation comprises of an entrance hall, spacious living room, modern kitchen, well proportioned double bedroom, a further double bedroom, bathroom with shower over the bath, double glazing, gas central heating, on street parking, EPC rating C, Council Tax Band A, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall. Stairs to landing.

Living Room 16'4" x 15'8" (5 x 4.8)

A very spacious living room with big bay window, feature fireplace, TV point, radiator.

Kitchen 11'9" x 8'10" (3.6 x 2.7)

Modern kitchen with ample storage and work surface. Appliances include electric cooker and cooker hood. Space and plumbing for additional appliances.

Bedroom 1 16'0" x 13'1" (4.9 x 4)

A well proportioned double bedroom, rear aspect window, feature fireplace, radiator.

Bedroom 2 8'10" x 8'6" (2.7 x 2.6)

Second double bedroom, side aspect window, radiator.

Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Parking

On street parking.

Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

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.

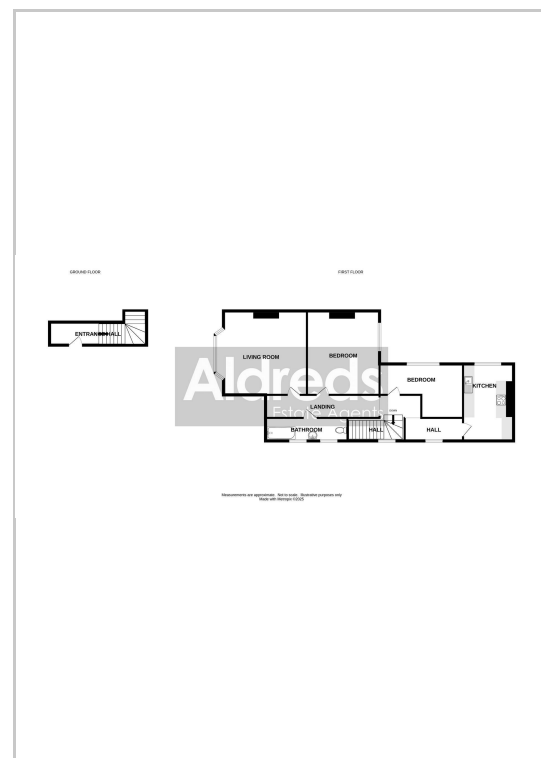
Council Tax Band

Council Tax Band-A

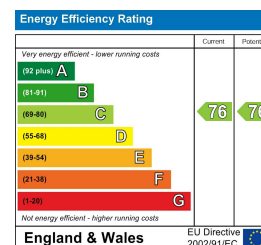
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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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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