



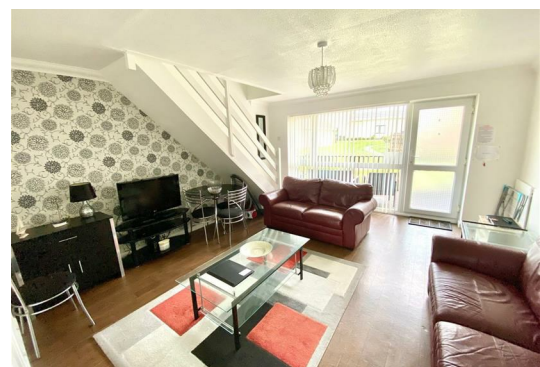
## 106 Waterside Park

Corton, Lowestoft, NR32 5HS

£850 PCM



**\*\*COUNCIL TAX & WATER CHARGES INCLUDED\*\*** Aldreds Lettings are delighted to offer this very well presented three bedroom house situated within the Waterside Holiday park. The accommodation comprises of an open plan living room / dining room, modern kitchen, three bedrooms, bathroom with shower over the bath, wrap around deck area, parking, communal gardens, electric heating, double glazing, Council Tax Band A, FURNISHED



**Lounge/Diner 15'8" x 14'4" (4.78 x 4.39)**  
Timber effect vinyl flooring, modern neutral decorations, coved ceiling, large aspect window, Upvc door leading out to the outside decking, power pints, T.V point, ample space for dining table and chairs with a wide opening leading to the kitchen.

**Kitchen 7'2" x 6'10" (2.2 x 2.1)**  
Ceramic tiled flooring, range of fitted kitchen units, built in electric oven with matching four burner ceramic hob, extraction cooker hood, washing machine, desk top dishwasher, integral fridge, stainless steel sink with single drainer, tiled splash backs, Upvc window, power points.

**Family Bathroom**  
Ceramic tiled flooring, shower set over a panel bath, pedestal sink, low level W.C, part tiled walls, Upvc window, extractor fan, wall mounted heater, inset spot lighting.

**First Floor**  
There is a galleried landing with fitted carpet, coved ceiling, loft access leading to insulated loft space, full size walk in cupboard.

**Bedroom 1 6'7" x 11'2" (2.01 x 3.42)**  
Fitted carpet, coved ceiling, large aspect Upvc window, Upvc door leading out to the balcony, full length fitted wardrobe, wall mounted electric heater, power points.

**Bedroom 2 8'5" x 10'1" (2.57 x 3.09)**  
Fitted carpet, coved ceiling, fitted wardrobe, power points, wall mounted heater, Upvc window providing distant sea views and views along Corton coast line towards Gorleston.

**Bedroom 3 7'1" x 6'0" (2.16 x 1.84)**  
Fitted carpet, coved ceiling, power points, wall mounted heater, Upvc window providing distant sea views, along with views across Corton coastline towards Gorleston.

**Outside**  
There is a wrap around decked seating area with the end of the seating area providing sea views. This provides ample space for bistro style dining. There is a further range of communal lawned gardens.

**Parking**  
On site off street residents car park.

**Additional Information**  
**RENT**  
Rent includes water and council tax. The rent is payable monthly in advance.

**TENANCY**  
6 Months Assured Shorthold.

**TERMS**  
NO SMOKING / PETS NOT ALLOWED ON THIS HOLIDAY SITE

**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.

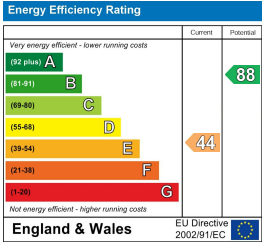
Area Map



Floor Plans



Energy Efficiency Graph



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