



£650 PCM

Flat 2, 50A Market Place, Great Yarmouth, Norfolk, NR30 1NU



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A stunning one bedroom first floor apartment situated right in the heart of Great Yarmouth Town Center, close to all local amenities and services. The property is a BRAND NEW conversion, offering modern, spacious, open plan accommodation, perfect for town center living. There are two of these stunning apartments available, but be quick, these won't hang around for long.

## Communal Entrance

Entered via a door from street level, with stairs rising to the first floor and door to the entrance hall.

## Entrance Hall

With wood effect flooring, doors off to all rooms, ceiling spotlights and built in cupboard housing the fusebox.

## Shower Room

Having a brand new three piece suite comprising low level WC, pedestal wash hand basin and spacious shower, double glazed window to the rear aspect, extractor fan, heated towel rail, cupboard housing the boiler and inset ceiling spotlights,

## Bedroom

11'7" (max) x 10'9" (max) (3.54 (max) x 3.3 (max))

With two double glazed windows to the rear aspect, radiator and inset ceiling spotlights.

## Living/Kitchen

16'10" (max) x 19'10" (max) (5.14 (max) x 6.05 (max))

A stunning open plan living/kitchen with two double glazed windows to the front aspect, two radiators and inset ceiling spotlights. The kitchen area has a very nicely fitted modern kitchen with work surfaces over with matching upstands, inset stainless steel sink unit with mixer tap over, integrated four ring halogen hob with stainless steel oven under and extractor fan over with glass splashback, plumbing for washing machine and space for an under counter appliance.

## Additional Information

### RENT

Rent is exclusive of 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.

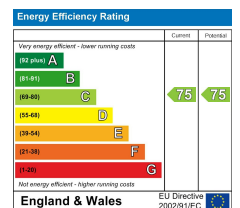
## Council Tax Band

The Council Tax Band for this property is to be confirmed as it is a new conversion.

## Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Additional 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 tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

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