



## 115 High Street

, Lowestoft, NR32 1HN

£450 PCM



NICELY PRESENTED second floor studio flat. Offered unfurnished and with gas central heating, double glazing and NEUTRAL DECOR throughout. EPC=C



### ENTRANCE HALL

With fitted carpet and door to:

### BATHROOM

With vinyl tile flooring, radiator, obscure uPVC double glazed window, white bathroom suite comprising; low level WC, pedestal wash basin, panel bath with hand-held shower attachment, cupboard housing high efficiency gas combi boiler.

### LIVING ROOM/BEDROOM 10'5" x 12'2" (10'6" x 12'1") (3.20 x 3.71 (3.21 x 3.70) )

With fitted carpet, radiator, uPVC double glazed window to the side aspect and door into;

### KITCHEN 10'9" x 8'9" (10'8" x 8'9") (3.28 x 2.69 (3.27 x 2.68))

With vinyl tile flooring, radiator, uPVC double glazed window to the side aspect, a range of wall and base level storage units, worktops, stainless steel sink and drainer, electric cooker point and plumbing for washing machine.

### COUNCIL TAX BAND

A

### SERVICES

Mains water, electricity, gas, drainage

### ADDITIONAL INFO

### 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.

### Disclaimer

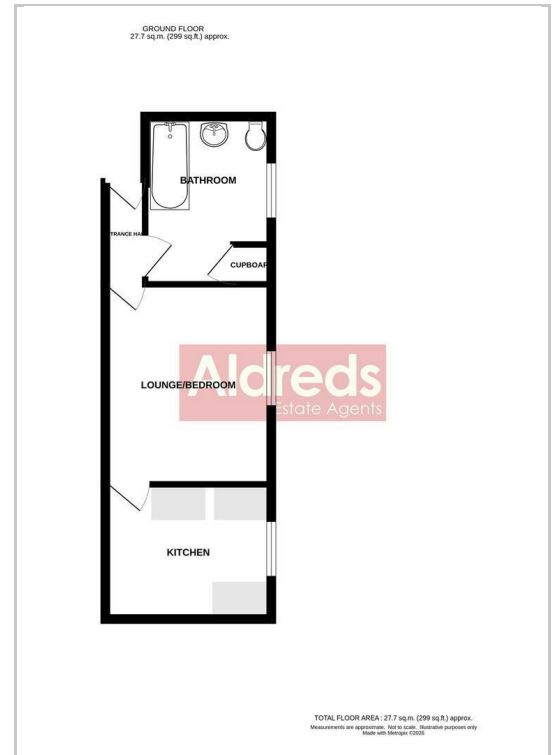
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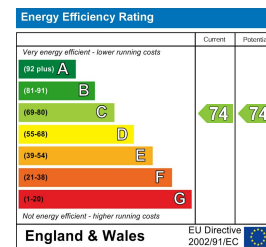
## Area Map



## Floor Plans



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

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