

# Aldreds

Lettings

99 Nelson Road Central, Great Yarmouth, NR30 3BB

£575 PCM



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# 99 Nelson Road Central

, Great Yarmouth, NR30 3BB

- DOUBLE BEDROOM
- BATHROOM WITH SHOWER
- SPACIOUS KITCHEN/DINER
- BAY FRONTED LOUNGE
- SEPARATE WC
- DOUBLE GLAZING

Aldreds Lettings are delighted to offer this spacious one bedroom first floor apartment situated close to the Town centre and beach. The accommodation comprises of an entrance hall, large living room, kitchen breakfast room, double bedroom, bathroom with shower over the bath, on street parking, electric heating, double glazing, Council Tax Band A, UNFURNISHED



### COMMUNAL ENTRANCE HALL:

With key electricity meter, carpeted stairs leading to first floor and private door to:

### INNER HALL:

Fitted carpet and door through to:

**LOUNGE:** 10'5" x 13'5" reducing to 9'0" (3.20 x 4.09 reducing to 2.76)

Fitted carpet, uPVC double glazed window to rear and electric heater.

**BEDROOM:** 10'5" x 13'5" reducing to 9'0" (3.20 x 4.09 reducing to 2.76)

Fitted carpet, uPVC double glazed window to rear and electric heater.

**BATHROOM:** 8'2" x 5'1" (2.49 x 1.57)

Vinyl floor, fan heater, obscure uPVC double glazed window, white bathroom suite comprising: low level WC, pedestal wash basin, panelled bath with mixer shower over.

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
		79
	41	

**SEPARATE WC:**

Fitted carpet and white low level WC.

**KITCHEN/DINER: 14'11" x 7'10" (4.55 x 2.40)**

Vinyl floor, electric heater, uPVC double glazed window to side, wall and base level storage units with worktops over, stainless steel sink and drainer, cupboard housing insulated hot water cylinder and shelving, tiled splash backs, dining table and chairs, free-standing electric oven, (Electrical items available for tenants use but not maintained by the landlord).

**RENT:**

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

**TENANCY:**

6 Months Assured Shorthold.

**TERMS:**

NON SMOKERS

**ADDITIONAL INFO:**

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be

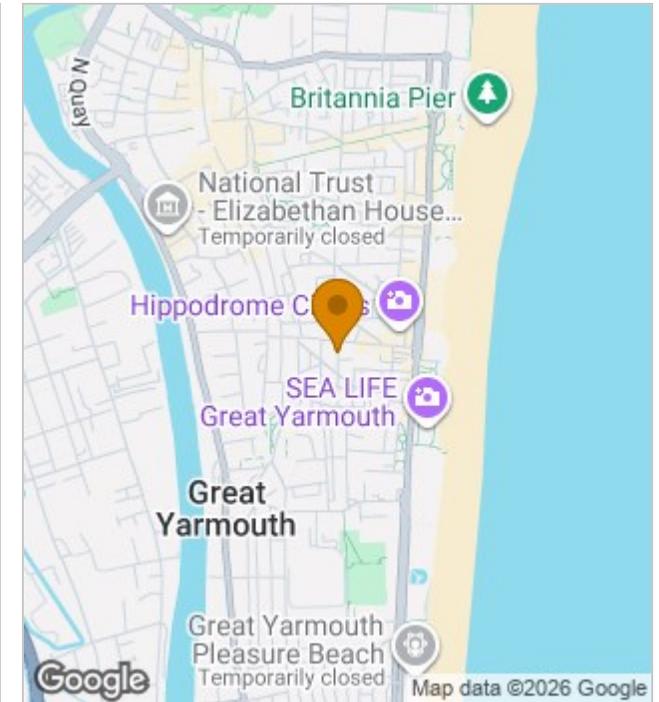
Directions

required. 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.

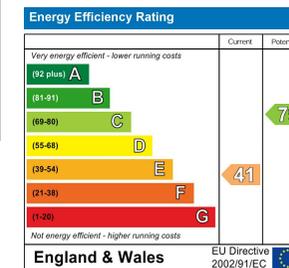
## Floor Plans



## 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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