

Aldreds
Lettings

4 Norfolk Square, Great Yarmouth, NR30 1EE

£650 PCM

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4 Norfolk Square

, Great Yarmouth, NR30 1EE

- Lovely First Floor Apartment
- Two Bedrooms
- Convenient For Local Amenities
- Living Room & Separate Kitchen
- Viewing Recommended
- Balcony With Stunning Views Over Norfolk Square & Sea Beyond
- Close To Seafront
- Electric Heating
- Use Of Communal Gardens
- Attractive Converted Building

Aldreds are pleased to offer this well presented first floor flat in a converted building providing stunning views to the rear over Norfolk Square and the sea beyond. The property offers accommodation of a communal entrance hall, entrance hall, spacious living room, kitchen, two bedrooms and a family bathroom. The property also benefits from electric heating and is available now!







Communal Entrance Hall

Entrance door, stairs to first floor, wood panelled entrance door to:

Entrance Hall

Wood effect laminate flooring, doors leading off to:

Living Room 15'8" maximum x 10'8" (4.79 maximum x 3.27)

Bay window and door on to a balcony to the rear overlooking Norfolk square and provide distant sea views, wood effect laminate flooring, television point.

Kitchen 11'5" x 7'4" (3.49 x 2.26)

Grey finish fitted kitchen with wall and matching base units with work surfaces over, single drainer sink unit, space and plumbing for a washing machine, electric hob and extractor hood over, vinyl flooring, double glazed window to rear, airing cupboard housing the hot water cylinder.



Bedroom 1 11'6" maximum x 10'7" maximum (3.53 maximum x 3.24 maximum)

Bay window to rear overlooking Norfolk Square, electric panel heater.

Bedroom 2 10'4" x 7'8" maximum reducing to 6'3" (3.17 x 2.34 maximum reducing to 1.93)

Window to side aspect, electric heater.

Bathroom 7'3" x 5'9" (2.23 x 1.76)

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, electric fan heater, extractor fan.

Outside

The property has the use of Norfolk Square to the rear of the block of flats.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Directions



Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, turn left at the traffic lights with Sainsbury's into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn left into Wellesley Road, turn right into Norfolk Square where the property can be found on the right hand side.

Additional Information

RENT

Rent is exclusive of Council Tax. Water & sewerage rates included in the rent. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

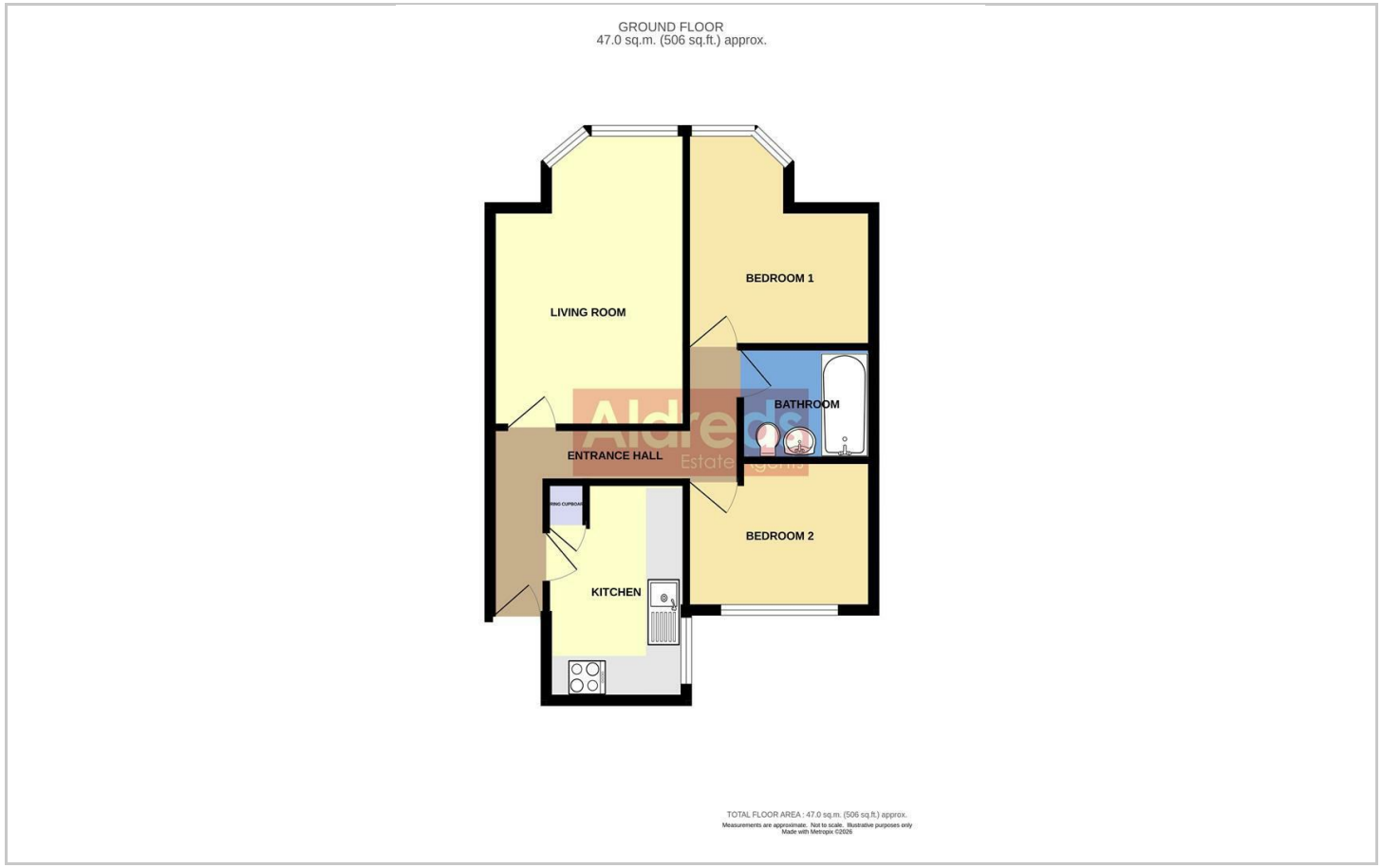
TERMS

NO SMOKING / NO PETS

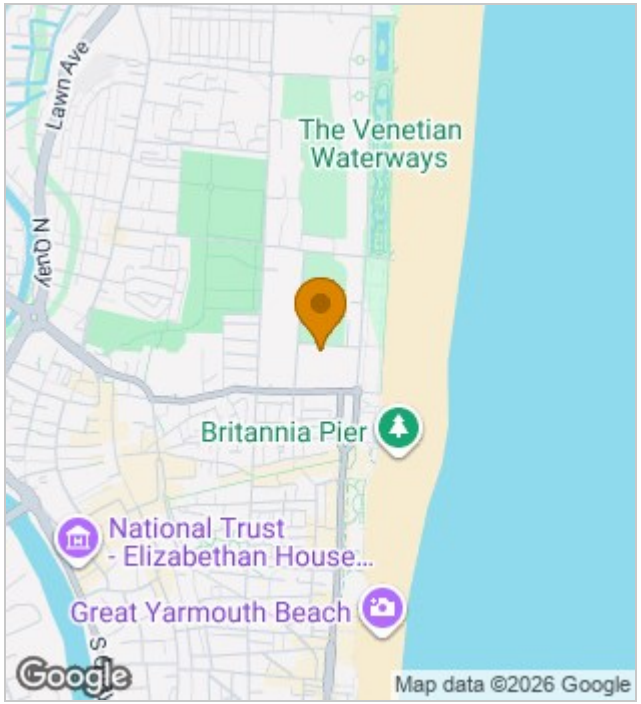
ADDITIONAL INFO

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.

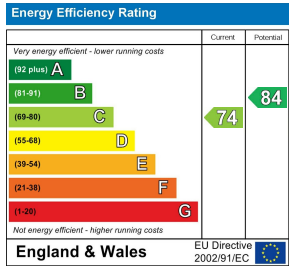
Floor Plans



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.