

Aldreds Lettings

31a Wolseley Rd, Great Yarmouth, Norfolk, NR31 0EL

£675 PCM

2 1 1 C



31a Wolseley Rd

Great Yarmouth, Norfolk, NR31 0EL

£675 PCM

- Spacious Duplex Apartment
- Ground Floor Entrance Hall and Living Room
- Family Bathroom With White Suite
- Gas Central Heating & Double Glazing
- One Not To Be Missed
- Accommodation Over Two Floors
- Two Spacious First Floor Bedrooms
- Refitted Kitchen With Oven & Hob
- Close To Local Amenities

A recently refurbished two bedroom apartment, situated in this ever popular residential location, within easy reach of local amenities and services. The property offers spacious and versatile accommodation, arranged over two floors, with a ground floor entrance hall, ground floor living room, first floor landing, two well proportioned bedrooms, spacious family bathroom and refitted kitchen. The property also offers gas central heating, double glazing and is available NOW!!







Entrance Hall

With stairs rising to the first floor landing, radiator and door to the living room

Living Room 11'1" (plus bay) x 14'4" (max) (3.40 (plus bay) x 4.38 (max))

With a double glazed bay window to the side aspect, feature fireplace and cupboard housing the Meters.

First Floor Landing

A split level landing with double glazed windows to the front and rear aspect, radiator and doors off to all first floor rooms.

Bedroom One 11'0" x 14'2" (max) (3.36 x 4.32 (max))

With two double glazed windows to the side aspect and radiator.

Bedroom Two 10'11" (max) x 11'3" (3.34 (max) x 3.44)

With a double glazed window to the front aspect and radiator.



Bathroom

A spacious family bathroom with three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/shower attachment over, tiled splashbacks, radiator, double glazed window to front, wood effect vinyl flooring and extractor fan.

Kitchen 10'11" x 10'10" (3.33 x 3.32)

A very nicely fitted kitchen with an excellent range of wall and base level storage units with work surfaces over, double glazed windows to both front and side, wood effect vinyl flooring, wall mounted gas central heating boiler, integrated four ring electric hob with stainless steel oven under and extractor fan over, plumbing for washing machine and inset sink and drainer.

Council Tax Band

Council Tax Band- A

Additional Information

RENT

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

Directions



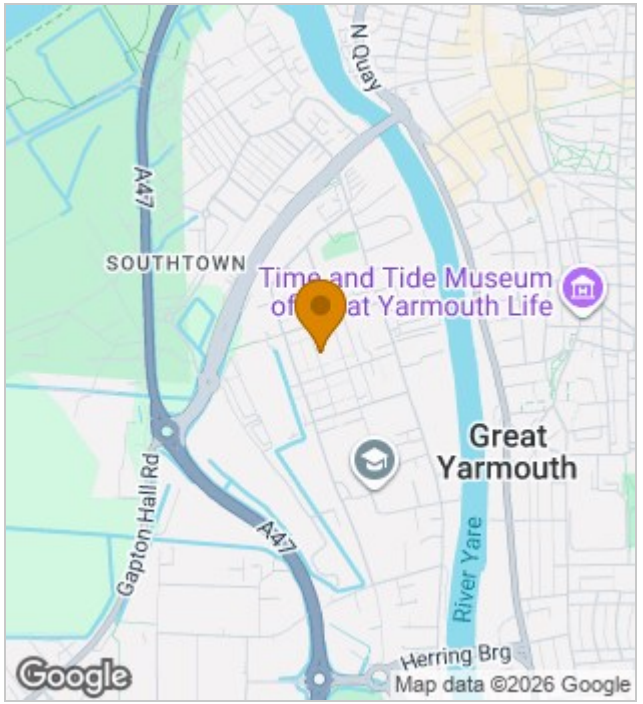
TENANCY
Assured Periodic Tenancy

TERMS
NO SMOKING

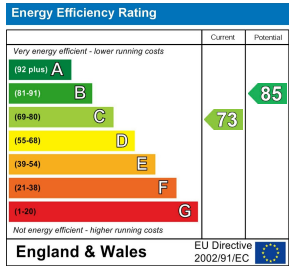
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in 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.

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.