Aldreds
Lettings



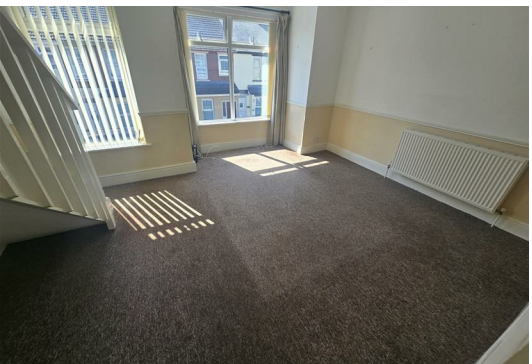
53 Albany Road

, Great Yarmouth, NR31 0EU

£725 PCM

2 1 1 C

Spread over the first and second floor we offer this spacious two bedroom flat. The property has a lounge, kitchen, bathroom and WC. Gas central heating. Communal Garden







Communal Entrance Hall
Entrance door - private doors to both flats

Entrance Hall/Landing

Lounge 14'6" x 11'7" (4.43 x 3.55)
Bat double glazed window to front aspect, radiator, stairs to second floor

Bedroom 2
Double glazed window to rear aspect, radiator

WC
Low level WC, opaque double glazed window to side aspect

Bathroom
Panel bath, hand basin, opaque double glazed window to rear aspect

Kitchen 11'8" x 8'4" (3.58 x 2.56)
Base storage units with worktops, door to decked area and access to communal garden by stairs, double glazed window to side aspect, gas cooker point, wall mounted gas boiler, sink with drainer, plumbing for washing machine

Landing

Bedroom 1 13'8" x 11'8" (4.17 x 3.57)
Double glazed window to front aspect, radiator

Outside
Communal front forecourt. Communal rear garden

Services
Mains water, electricity, gas, drainage

Council Tax
Band A

Additional Info
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.

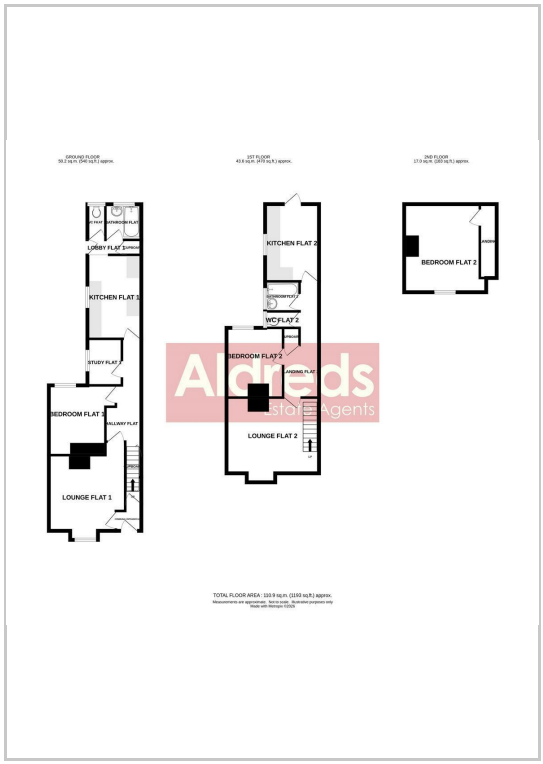
TERMS
NO SMOKING

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.

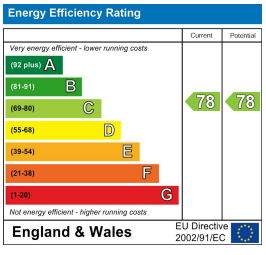
Area Map



Floor Plans



Energy Efficiency Graph



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.