



ESTATE AGENTS

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lowestoft 01502 733399

Gorleston 01493 658854

£575 pcm



[View this property on one-estates.co.uk](http://one-estates.co.uk)

Flat 1 46 Clarence Road Gorleston, NR31 6DR

- REFURBISHED GROUND FLOOR FLAT
- CLOSE TO BEACH
- PLEASANT LOCATION
- PLENTY OF STORAGE
- FITTED KITCHEN
- ONE BEDROOM
- SHOWER ROOM
- FRESHLY DECORATED
- LARGE LOUNGE
- AVAILABLE NOW
- EPC E

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

ACCOMMODATION

Communal Entrance

Through secure door into the communal Hallway. Pleasant and clean, your Apartment is on the ground floor and straight ahead.

Hallway

Through your personal front door into the Hallway of your new home. There are two large storage cupboards, a fitted carpet and a door leads you into the ...

Lounge 4.04m x 4.35m (13' 3" x 14' 3") narrowing to 3.58m

A huge living room with a panoramic uPVC sealed unit double glazed window to side aspect, fitted carpet, electric storage heater and fireplace. There's also a storage cupboards and doors lead off to your Kitchen and ...

Bedroom 2.80m x 2.03m (9' 2" x 6' 8")

Your cosy Bedroom features a uPVC sealed unit double glazed window to side aspect, fitted carpet and electric storage heater

Kitchen 3.15m x 3.11m (10' 4" x 10' 2")

Your fabulous Kitchen features a range of base and wall units fitted to two walls complete with modern white doors and a roll edge worktop over. There's an oven and hob, stainless steel sink which is situated under the uPVC sealed unit double glazed windows. A back door leads out to a communal area. Another storage cupboard also available.

Shower Room 2.05m x 1.74m (6' 9" x 5' 9")

A suite comprises of a shower cubicle, pedestal sink and low level WC. There's a heated towel rail, window and vinyl flooring.



TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £575.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £675.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£575.00
Deposit	£675.00
Total:	£1250.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£138.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854. N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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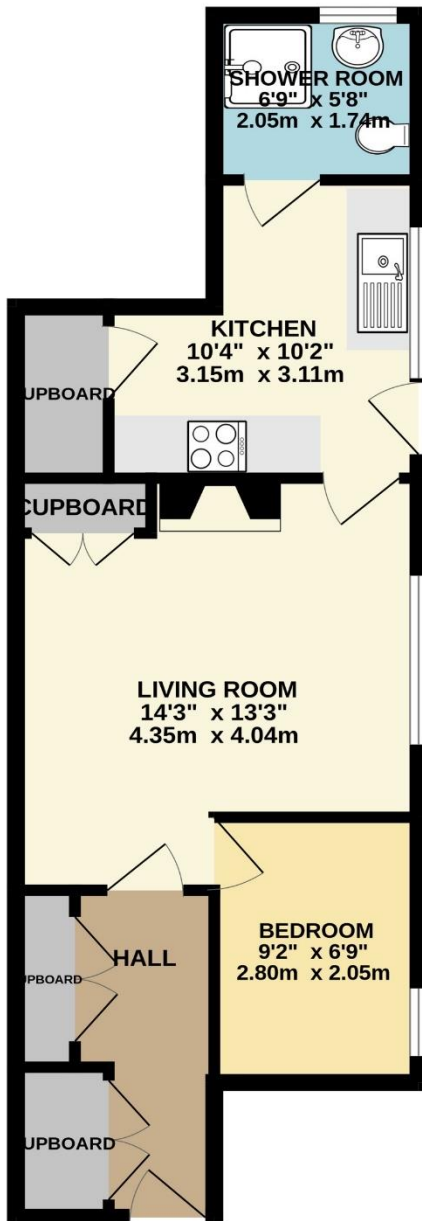
ONE BED GROUND FLOOR APARTMENT - AVAILABLE NOW

We are pleased to offer for rent this recently renovated spacious ground floor flat close to Gorlestons beautiful beach. The accommodation comprises of large Lounge with Kitchen, Bedroom and Shower Room.

LOCATION AND AMENITIES

Clarence Road is a pleasant residential neighbourhood and is the link between Marine Parade and Lowestoft Road. The town centre is within walking distance with a bustling high street, the beautiful beach at the end of the road, the James Paget Hospital is about 1 mile away, Great Yarmouth 3 miles and Lowestoft about 5 miles south down the A47.

Contact: The ONE LETS Team | **Office:** 01493 658854 | **Email:** info@one-estates.co.uk



FLAT 1, 46 CLARENCE ROAD, GORLESTON

TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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