2 Kensington Court
London Road South, NR33 0BQ

- Neutral décor throughout
- Walking distance to award winning beach
- A spacious ground floor apartment
- Two double bedrooms
- EPC rating: D68

Council Tax Band: A
EPC Rating: 'D68'
Local Authority: Waveney District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

£575 pcm

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Description:

ENTRANCE HALL
Tiled flooring, doors to kitchen, bathroom, living room, bedrooms 1 and 2.

KITCHEN
9’ 6” x 7’ 2” (2.9m x 2.2m)
Timber window to rear, tiled flooring, units above and below, space for cooker, space for fridge, space for washing machine, stainless steel sink and drainer, x2 doors to storage cupboards.

BATHROOM
9’ 6” x 4’ 7” (2.9m x 1.4m)
Timber window to rear, vinyl flooring, toilet, vanity sink, panel bath and shower attachment.

LIVING ROOM
15’ 8” x 10’ 5” (4.8m x 3.2m)
Timber windows, carpet flooring.

BEDROOM ONE
13’ 1” x 10’ 5” (4.0m x 3.2m)
Timber window to rear, carpet flooring.

BEDROOM TWO
11’ 5” x 6’ 6” (3.5m x 2.0m)
Timber window to front, carpet flooring.

AGENT NOTE
If you are interested in applying for this property there is a simple process

1) Submit an application form with fees* to the office
2) Upon successful application you will be asked to pay the administration fee **
3) Once references pass you will be asked to pay the holding fee, the deposit*** and first months rent in advance
4) Then we can move you into the property!

*Application fees- £20 strictly non-refundable application fee payable on application.

**Administration fees- For the lead tenant it is £200, for additional tenants this is half price, £100. If a guarantor**** is required then this will be an extra £100.

***Deposit - Deposit is usually equivalent to one months rent and if pets are allowed into the property then there is usually £200 extra deposit.

****Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.