

HARDIMANS

Flat 1 242 London Road South
Lowestoft, Suffolk. NR33 0BE

£750 Per Calendar Month



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Nestled on London Road South in the charming coastal town of Lowestoft, this newly converted Ground Floor flat offers a delightful blend of modern living and convenient location. With one spacious reception room, this property provides a welcoming space for relaxation and entertainment. The flat features one well-appointed bedroom, perfect for a peaceful night's rest, and a contemporary shower room designed for comfort and style.

One of the standout features of this property is the off-street parking, allowing for easy access and peace of mind. The flat's proximity to the sea and beach makes it an ideal choice for those who enjoy coastal walks and the refreshing sea breeze. Additionally, residents will appreciate the close proximity to local shops, amenities, and schools, ensuring that everything you need is just a short stroll away.

This flat is perfect for individuals or couples seeking a modern home in a vibrant community. With its excellent location and thoughtful design, it presents a wonderful opportunity to embrace a relaxed lifestyle by the sea. Don't miss the chance to make this lovely flat your new home.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £2,000.00 or provide a UK based home owning guarantor.

Front

Low retaining wall, gravel courtyard, paved path to front and side passage to rear, external gas meter housing, outside light, intercom and post boxes.

Communal Entrance

fitted matwell, stairs to first floor, supply cupboard comprising electricity meter & water stop tap, door to flat

Internal Hallway

wood effect vinyl floor, cupboard comprising combination boiler and plumbing & waste for automatic washing machine, phone entry system/intercom, spot light, smoke detector, radiator.

SHOWER ROOM

5'08" x 5'03" (1.73m x 1.60m)

vinyl floor, low level w.c, vanity wash basin, walk in shower cubicle, extractor fan, towel rail radiator, wall mirror, spot lighting.

KITCHEN

9'01" x 5'10" (2.77m x 1.78m)

modern grey wall & base units, undercounter light, vinyl floor, UPVC window, venetian blind, recess for under counter appliances, built in electric oven, ceramic hob above & extractor fan over, spot lighting, radiator.

LOUNGE

11'08" x 12'05" (3.56m x 3.78m)

fitted carpet, 2 x UPVC double glazed windows, wooden venetian blinds, radiator, central light fitting, door to:

BEDROOM

13'05" into bay x 12'05" into recess (4.09m into bay x 3.78m into recess)

fitted carpet, bay fronted double glazed window, wooden venetian blinds, radiator, central light fitting,

OUTSIDE TO REAR

communal off road parking bay, brick built store with power & light, bin storage area.

MATERIAL INFORMATION

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

* Broadband: ultrafast 1000 mbps

* Mobile; 5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

COUNCIL TAX - not yet confirmed.

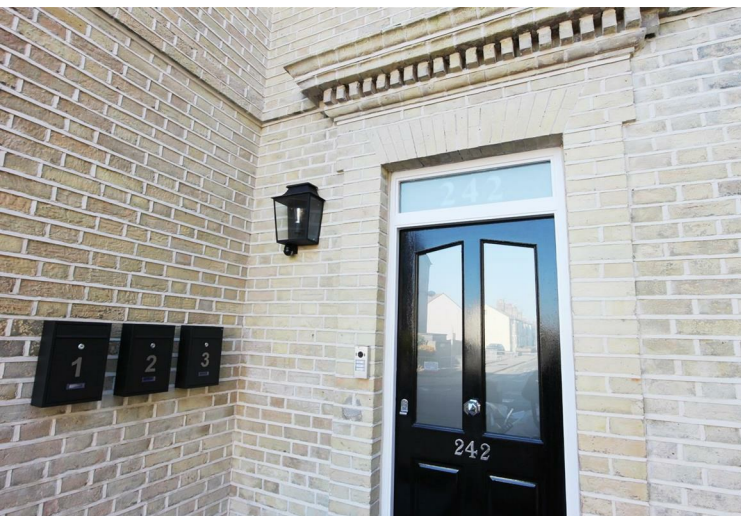
FEES PAYABLE

RENT: £800.00 / DEPOSIT: £920.00

HOLDING DEPOSIT: £180.00

COUNCIL TAX BANDING New Build



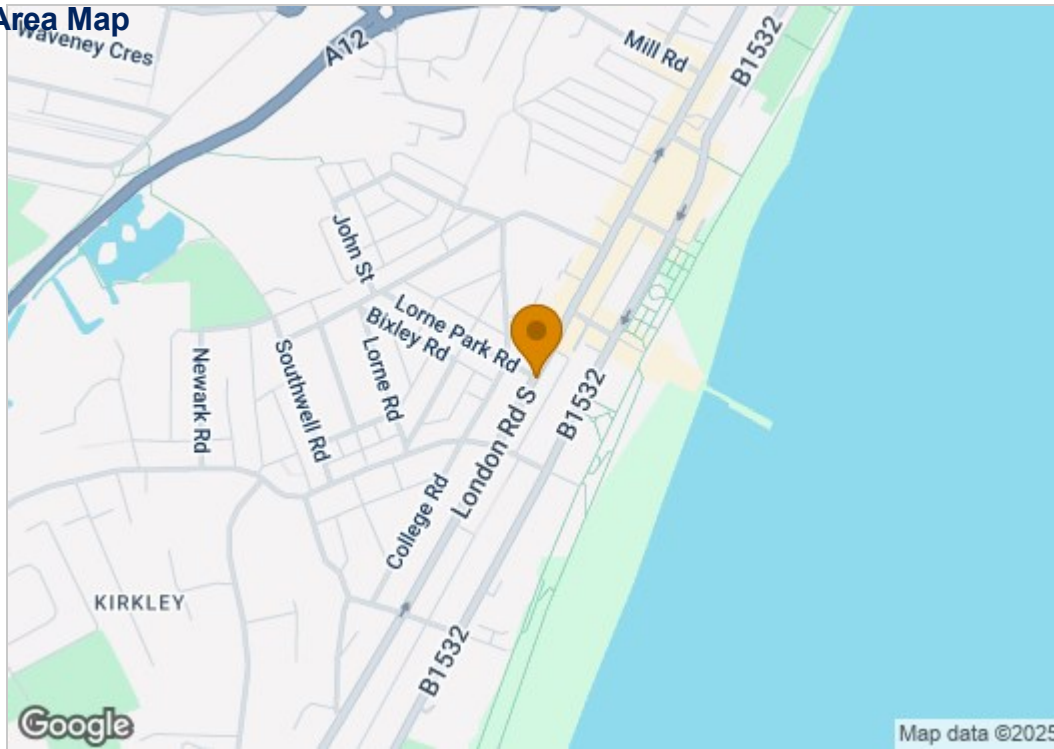


Viewing

Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.

**Hardimans Limited,
134 London Road North,
Lowestoft, Suffolk NR32 1HB
01502 515999
lettings@hardimans.co.uk**

Area Map



Terms of Business

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 18 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- d) Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

ACCEPTANCE: Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

AGREEMENT: An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

UTILITIES: Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

RENT: One month's rent is payable as cleared funds before any keys can be handed over.

DEPOSIT: The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

PETS: Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		