



11 Crown Meadow Court, Love Road
Lowestoft, NR32 2PB

£625 PCM

 1  1  1  c

11 Crown Meadow Court, Love Road

Lowestoft, NR32 2PB

THIS PROPERTY IS FOR OVER 55'S ONLY - NO PETS ALLOWED

Welcome to this charming flat located in the desirable Crown Meadow Court on Love Road, Lowestoft. This delightful property is perfectly suited for those aged over 55, offering a comfortable and secure living environment.

The property boasts a bright and airy bedroom, ideal for restful nights, and a colourful bathroom that caters to all your needs. One of the standout features of this flat is its lovely views over the nearby football ground, adding a touch of vibrancy to your living experience.

Conveniently situated, this flat offers easy access to local amenities, ensuring that everything you need is within reach. Whether you are looking to enjoy leisurely walks, engage in community activities, or simply relax in your new home, this property provides the perfect backdrop for a fulfilling lifestyle.

This flat is an excellent opportunity for those seeking convenient connected living space in Lowestoft. Don't miss the chance to make this charming flat your new home.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £1562.50 or provide a UK based home owning guarantor.

TO THE FRONT

Planted approach, with step and slope to main entrance door

COMMUNAL ENTRANCE

Carpeted entrance, post boxes, stairs to all floors

INTERNAL HALLWAY

L-shaped entrance, fitted carpet, smoke alarm, night storage heater, airing cupboard with shelving & factory lagged water cylinder, electricity meter and fuse board, coat hooks

LOUNGE

12'9 x 11'5" (3.89m x 3.48m)

fitted carpet, painted walls, double glazed window to 2 aspects, phone and TV points, electric panel heater.

KITCHEN

7' x 6'5 (2.13m x 1.96m)

U-shaped kitchen with white units, vinyl floor, laminate worktop, stainless steel sink, plumbing for automatic washing machine, space for fridge freezer, electric cooker, tiled splash backs, fluorescent light fitting, smoke detector, microwave bracket, double glazing

BATHROOM

coloured suite of panel bath with electric shower over, low level w.c., pedestal wash basin, vinyl floor, extractor fan, part wall tiling, medicine cabinet, double glazed window, electric fan heater.

BEDROOM

10'2" x 8'10" (3.10m x 2.69m)

fitted carpet, painted walls, artex ceiling, light pendent, electric heater, double glazed window

OUTSIDE to rear

Communal Court Yard, bins storage area, clothes drying area

FEES PAYABLE

RENT: £625.00 / DEPOSIT: £625.00

HOLDING DEPOSIT: £144

MATERIAL INFORMATION

This property has:

Mains, Electric, water & sewerage

Flood Risk Info: Low

* Broadband: Ultrafast 1000mbps

* 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.



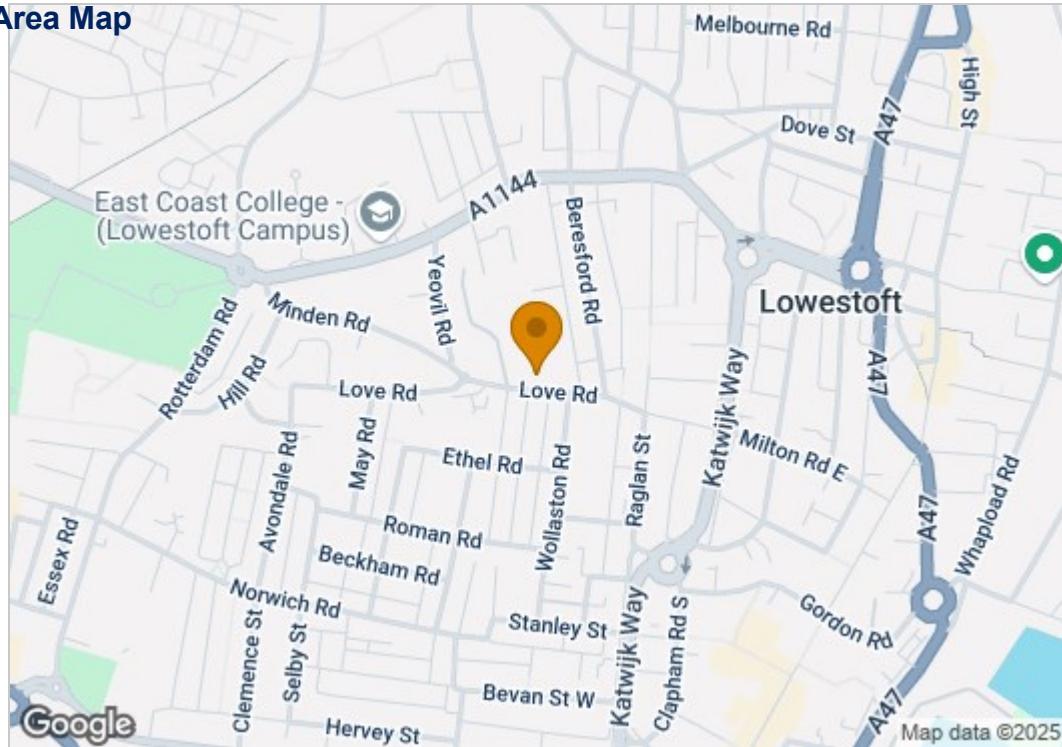


Viewing

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

Terms of Business

Hardimans are acting as Introducers only for Habodel Limited and will be conducting the viewings and gathering information from all applicants which will be passed onto Habodel (the Landlords) for processing. For further information, please speak to one of our agents.

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 55 years of age with:

- Completed and SIGNED Tenant Assessment Application Form
- Proof of identification (Passport or a photo driving licence with full birth certificate)
- 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.)
- 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 carried out by Habodel Limited.

AGREEMENT: An assured shorthold letting agreement for a period of 12 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 or £150 (whichever is the lesser amount) 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 equivalent to one month rent and registered via 'My Deposits' 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 NOT permitted due to Head Lease restrictions.