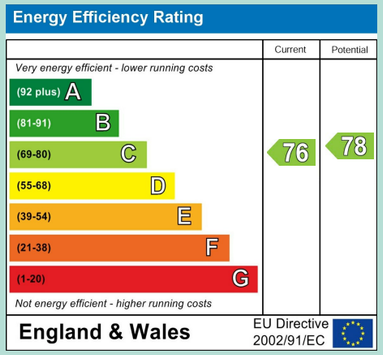
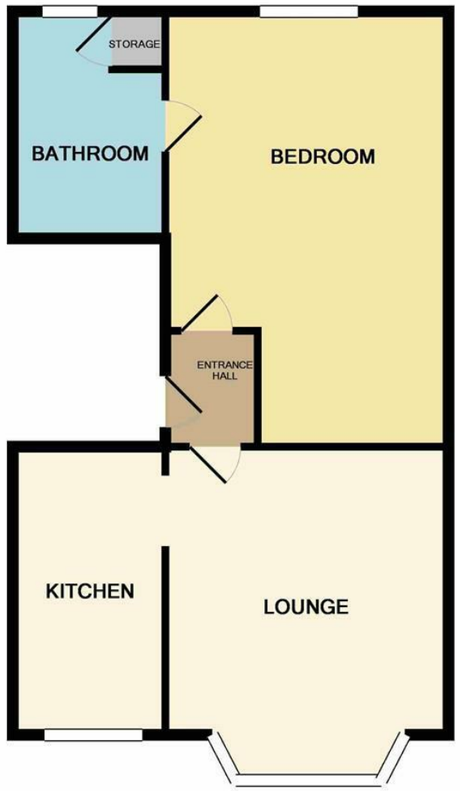
Tenure:
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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London Road South

Suffolk, NR33 0AU

- Walking distance to award winning beach
- One bedroom apartment
- Close to local amenities
- Neutral décor throughout
- EPC C69
- Ideal public transport Links
- Modern apartment
- Available to move in from early October
- *Viewings Monday 16th Sept between 12pm-12.30pm - by appointment only*
- Email lettings@paulhubbardonline.com to register your interest

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

COMMUNAL STAIRWELL LEADING TO APARTMENT 3

Door opening to entrance hall

ENTRANCE HALL

Carpet flooring and doors opening to lounge and bedroom.

LOUNGE

4.9 x 3.6
Bay Timber sash window to front, carpet flooring throughout and opening into kitchen.

KITCHEN

3.1 x 2.0
Timber sash window to front, units above and below work surfaces, stainless steel sink and drainer, integrated oven, gas hob and extractor fan. spaces for fridge along with tiled splashback surround.

BEDROOM

4.5 x 3.7
UPVC double glazed sash window to rear, carpet flooring throughout and door opening to bathroom.

BATHROOM

2.7 x 1.9
UPVC double glazed window to rear, vinyl flooring throughout, toilet, vanity sink, panel bath with shower attached and door opening to airing cupboard.

AGENT NOTE

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

1) Submit your interest by emailing lettings@paulhubbardonline.com or call 01502 531218
2) You will be emailed a pre-qualification form to complete.
3) Following your viewing, if you wish to proceed with an application this will be submitted to the landlord who will take one candidate through to referencing/credit checking.
4) If the landlord approves your application you will be asked to pay the 5 weeks deposit.
5) Once references pass you will be asked to pay your first months rent in advance
6) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**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.

Application Fes

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of £1,625 per month (this can be a combined income if more than 1 tenant
*Deposit - Deposit is usually 5 weeks rent.

**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.