

£1,400 Per  
Per Calendar Month



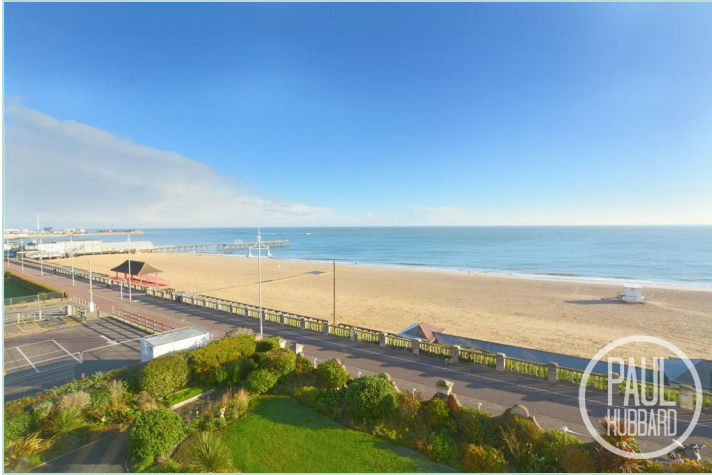
## Kirkley House

Kirkley, NR33 0DE

- Spacious apartment with gorgeous sea views
- Situated on the 2nd floor
- A stunning building equipped with a passenger lift
- 2 Sizeable bedrooms
- Communal garden with direct access to promenade
- Allocated off road parking
- Period features
- UPVC double glazing throughout
- EPC Rating: C71
- Walking distance to Kirkley shopping village







### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance hall

Laminate flooring, radiator and doors opening to the lounge/diner, kitchen, bedrooms 1-2 and the shower room.

### Sitting room

5.81 into bay x 4.93

Laminate flooring, UPVC double glazed bay window to the rear aspect, UPVC double glazed window to the side aspect, x2 radiators and a period fireplace.



### Kitchen

2.85 x 2.22

Tile flooring, UPVC double glazed window to the side aspect, radiator, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob & extractor hood and an integrated fridge.

### Shower Room

2.51 x 1.69

Tiled walls & flooring, spotlights, extractor fan, heated towel rail, fitted storage cupboard, suite comprises a toilet, wall mounted wash basin with mixer tap and a mains fed shower set into a cubicle enclosure.





### Bedroom 1

3.91 x 3.52

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and built in wardrobes.

### Bedroom 2

2.32 x 2.03

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built in wardrobe.

### Outside

The communal gardens at the rear offer gorgeous sea views and feature a paved area and a well-kept lawn bordered with plants and shrubs. Residents benefit from gated access directly to the promenade and an allocated off road parking space.

### Agent Note

- Furniture displayed within the photographers is optional to stay and may be removed or retained by mutual agreement prior to tenancy.

### Application Process

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

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

### Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*Deposit - Deposit is usually 5 weeks rent.

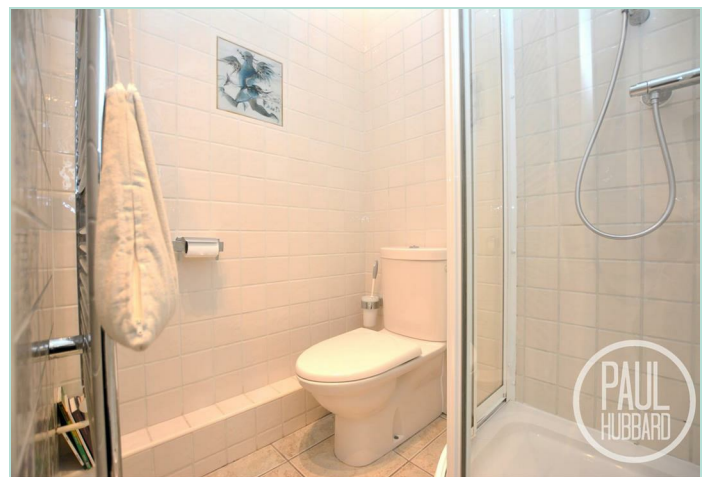
\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.












Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(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	

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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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