

LARKES



MARINE PASSAGE

GREAT YARMOUTH
NORFOLK, NR30 3AN

£500 pcm Unfurnished
Available: Available Now



www.larkes.co.uk | sales@larkes.co.uk | 01493 330299

MARINE PASSAGE | GREAT YARMOUTH
£500 pcm Unfurnished

Well presented, two bedroomed property, close to sea front and amenities. Available for immediate rental

DESCRIPTION

The entrance leads into the kitchen with white base and wall mounted cabinets and a ceramic tiled floor. The kitchen opens up onto the lounge area with stairs to the first floor landing. The second bedroom and family bathroom lead off the landing with a further stair case to second floor housing the master bedroom.

The décor throughout is neutral giving the property a light and modern feel.

LOCATION

Great Yarmouth seafront, Sainsbury's supermarket, and market place are within short walking distance providing a selection of shops, restaurants, bars and cafes.

The town's main bus station is within a five minute walk of the property, and for those with cars there is on street resident permit parking.

FEES

Upon application a holding deposit is payable per property of One week's rent. This is to reserve a property during the application process. During this process the property will be removed from marketing.

Please Note:

This will be withheld if any relevant person (including any guarantor(s))

- Provide false or misleading information which reasonably affects our decision to let the property to you (i.e. calls into question your suitability as a tenant, this can include your behaviour in providing the false or misleading information).
- Fail a right to rent check.
- Withdraw from the proposed agreement (decide not to let).
- Fail to take all reasonable steps to enter





an agreement (i.e. responding to reasonable requests for information required to progress the agreement).
- Fail to sign your agreement (and/or Deed of Guarantee) within 15 calendar days of paying your holding deposit.

Tenants may incur charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations may lead to eviction.

TENANT PROTECTION: Larkes Estate Agents is a member of Client Money Protect (no.CMP003003) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

AT A GLANCE:

Property: Mid terraced House, Two Bedrooms

Approximate Floor Area: 512 sq ft (48 sq m)

Heating: Electric Heating

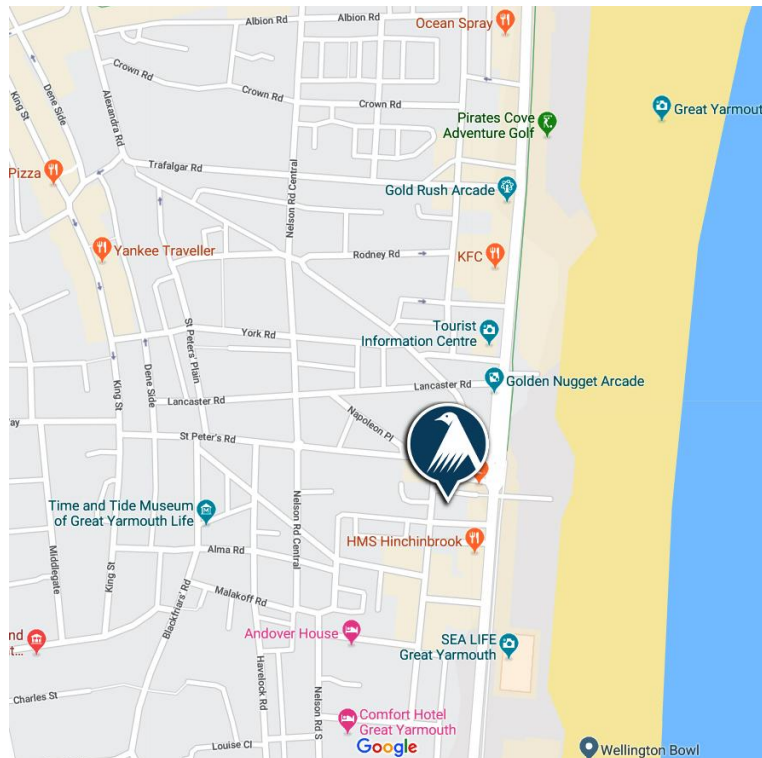
Restrictions: No Pets & No Smoking

Deposit: £575

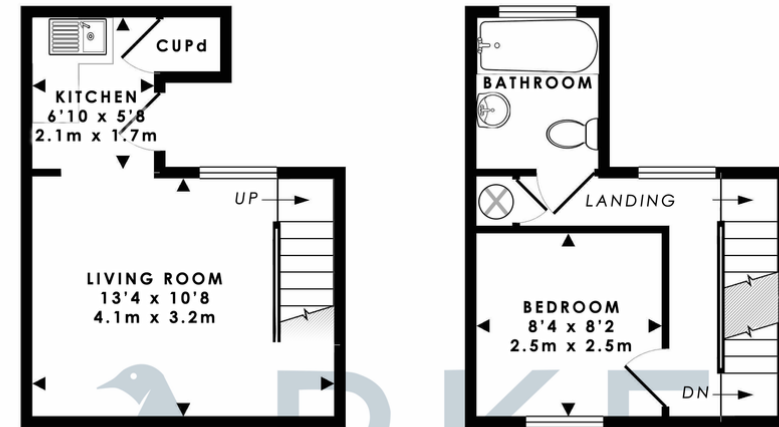
Energy Rating:

Local Authority: GYBC

Council Tax Band: A (£1,076)

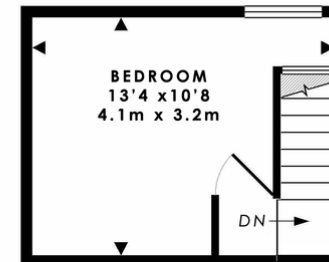


NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX AREA
189 Sq Ft (17.5 Sq M)

FIRST FLOOR
APPROX AREA
181 Sq Ft (16.8 Sq M)



SECOND FLOOR
APPROX AREA
142 Sq Ft (13.2 Sq M)

TOTAL APPROX FLOOR AREA 512 Sq Ft (47.5 Sq M)

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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