

Olivers

Ground floor flat, excellent location in the centre of Halesworth, a short walk to local amenities, bus and railway station



£525 pcm

Flat Four, Bridge Street, Halesworth, Suffolk, IP19 8AD

- Ground floor Flat
- Two double bedrooms
- Open plan Lounge/kitchen
- All rooms off-hallway
- Grade II Listed
- Programmable radiators
- Off road parking
- Entrance porch
- Available 15/02/19

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Website: www.olivers.co.uk

DIRECTIONS:

The Hawk can be found in Halesworth next to the library. Bridge Street is at the northern end of The Thoroughfare (the pedestrianised high street). Parking for residents is in the Hawk yard.

LOCALITY:

Halesworth is a historic market town located in the northeast corner of Suffolk, primarily centred around a pedestrianised high street. Market day is Wednesday. The Cut Theatre with many cultural activities is close by. Halesworth has the largest millennium green in the UK with around 44 acres of grazing marsh providing a haven for wildlife. Halesworth railway station is a short walk from The Hawk, with links to Lowestoft and through Ipswich to London Liverpool Street.

ACCOMMODATION:

ENTRANCE / INNER HALLWAY:

Entry via part glazed front door to Coir matting style carpeted area, another door leads to Inner hallway which provides independent access to each room. Beige carpet floor covering, programmable electric radiator

BATHROOM: 7' 9" x 9' 7" (2.40m x 2.95m) (Max)

White suite comprising hand basin, low level WC, electric shower over acrylic bath with shower splash screen and shower curtain rail. Programmable electric towel rail, Opaque secondary glazing over metal Crittall window with side aspect. Airing cupboard containing water tank, hot water cylinder and slatted shelving.

LOUNGE / KITCHEN; 12' 6" x 20' 8" (3.83m x 6.34m) (Max)

Lovely open plan living space. Kitchen area comprises range of wall and base mounted units with light wood laminate doors, laminate roll top work surfaces, lino flooring and cooker alcove. The Lounge area consists of a good sized carpeted area with wall mounted programmable radiators and cupboard containing consumer board.

SECOND BEDROOM: 12' 4" x 8' 1" (3.78m x 2.47m)

Fitted carpets, secondary glazed window to side aspect, programmable electric radiator,

MASTER BEDROOM: 8' 9" x 16' 3" (2.67m x 4.97m)

Metal Crittall windows with secondary glazing, programmable electric radiator, fitted carpets

PARKING - THE HAWK

Off road parking for one car.

Further parking option - Bridge Street Pay and Display Car Park

Charges as of 25th January 2019:

Annual: £350.00, Quarterly: £100.00, Monthly: £40.00

AGENCY CHARGES

All charges are Inclusive of vat (where applicable) and non refundable

- Credit Check/Reference: £80 (Per person)
- Right To Rent Check: £20 (Per adult)
- Guarantor check (If required): £50 (Per person)
- Administration Fee: £150 (Per property) for share of AST + Inventory
- First months' rent: £525 (Payable in advance each month)
- One months deposit: £525 held by the Deposit Protection Service for the tenancy duration

OTHER NOTES

- Pets: Sorry the property is not suitable for pets
- Smokers: Outside only
- DSS: Considered, subject to acceptable Guarantor
- Other costs: Tenant to pay for all utilities and council tax directly
- Children: Sorry the property is not suitable for children

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.



FLOOR PLAN:

Flat Four, The Hawk, Bridge Street, Halesworth, IP19 8AD



Total Floor area: 67m² / 721.18ft²

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