



£750 PCM

Kendal Road, Pakefield, Lowestoft
Apartment | 2 Bedrooms | 1 Bathroom

01502 565877

**Lisa's
Homes**
Specialising in Lettings & Management

www.lisashomes.co.uk



Step Inside

Key Features

- No Deposit Option Available (Replaced with Reposit Insurance)
- Pakefield Location close to Amenities
- Ground Floor Apartment
- Own Entrance into Hall Way
- Lounge
- Spacious Kitchen with built in Cooker
- Back Door from Kitchen leading to Garden
- Two Bedrooms
- Bathroom Suite White, Shower over the Bath
- Gas Central Heating, UPVC Windows/Doors

Property Description

GROUND FLOOR APARTMENT IN SOUGHT AFTER PAKEFIELD LOCATION This ideal two bedroom property offers space, a small private garden and most of all only minutes away from Pakefield's beach. The apartment benefits from entrance hall, doors leading to lounge, kitchen, both bedrooms, bathroom and storage cupboard. Please make contact with our office if this property is suitable!

Main Particulars

GROUND FLOOR APARTMENT IN SOUGHT AFTER PAKEFIELD LOCATION

This ideal two bedroom property offers space, a small private garden and most of all only minutes away from Pakefield's beach. The apartment benefits from entrance hall, doors leading to lounge, kitchen, both bedrooms, bathroom and storage cupboard. Please make contact with our office if this property is suitable!

PLEASE NOTE: The affordability of this property requires an income of £1,875

TENANCY TO START: The week commencing Monday 11th August 2025

NO DEPOSIT OPTION AVAILABLE FOR TENANTS, GREATER PROTECTION FOR LANDLORDS

LOUNGE 13' 9" x 11' 5" (4.19m x 3.48m) UPVC double glazed windows to front and side aspect and carpet flooring.

KITCHEN 10' 9" x 9' 6" (3.28m x 2.9m) UPVC double glazed window to side aspect and door opening to rear. Tile flooring, units above and below work surfaces, stainless steel sink and drainer, integrated oven, electric hob and extractor fan. Spaces for fridge freezer and washing machine.

FIRST BEDROOM 10' 2" x 8' 10" (3.1m x 2.69m) UPVC double glazed window to side aspect.

SECOND BEDROOM 10' 9" x 9' 6" (3.28m x 2.9m) UPVC double glazed window to side aspect.

BATHROOM 10' 2" x 4' 11" (3.1m x 1.5m) UPVC double glazed windows to side aspects, vinyl flooring, toilet, pedestal wash basin, heated towel rail and panel bath with shower head attached.

TENANCY TERMS: The property is offered on an Assured Shorthold Letting Agreement for a period of 12 months thereafter to continue on a month to month basis, unless a different term contract has been agreed. All applicants must be 18 or over. The tenancy agreement is a Legal document.

VIEWING: Due to the Coronavirus Pandemic all viewings will be completed ONLINE until further notice. If the property is suitable and you would like to proceed with an application please contact Lisa's Homes on our office telephone number, we will require some information about your current situation, income, address and credit history for the past 6 years to check the property will be suitable for you.

APPLICATIONS: Applications for tenancies are subject to the provisional approval of the owners of the property before the application is completed with Van Mildert our Credit Referencing Company. Tenants & Guarantors will be contacted by Van Mildert, they will complete a Credit Search, Affordability Assessment and obtain Employment & Landlord References. They will also require identification and proof of income.

HOLDING DEPOSIT: In order to secure a property and remove it from the market while Van Mildert completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent will be payable to Lisa's Homes before the application can be completed. Listed below are grounds on which the holding deposit is NOT refundable:

1. If you the tenant pulls out of the tenancy before the contracts are signed.
2. If you the tenant fails a Right to Rent check.
3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit.
4. If you the tenant doesn't enter the agreement by the deadline.
5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

RIGHT TO RENT: Van Mildert will confirm what Identification will be required at your move in meeting with Lisa's Homes. We will need to see the original Identification so that this can be certified. A copy of your Identification will be retained.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

RENT: One month's rent in advance. Tenant to pay for electricity, gas (if appropriate), property council tax, water and sewage rate, television license and telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to pay a sum of deposit equal to 5 weeks rent with Lisa's Homes to be held by the Deposit Protection Service (DPS) throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

NO DEPOSIT OPTION AVAILABLE: As an alternative to paying a Deposit (as above), some properties offer a deposit free option with Reposit insurance policy. A leaflet can be provided on request, this is not applied to all of our available properties and you should see whether a deposit free option is noted in the description.

PETS: In most cases pets will not be permitted by the landlord. Tenants with pets should enquire first to ascertain if the landlord will permit the pet to be kept at the property. In all cases where permission is given the tenant will be required to pay an additional £25 on top of the stated rental amount per pet. Please bear in mind there is only normally a maximum of 1 to 2 pets at a property.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY once your application has been approved, to commence the tenancy: One month's rent in advance and deposit the day you move into the property.

Lisa's Homes do NOT accept any cash payments. Monthly rent preferably to be paid by Standing Order. To discuss any alternative method of payment please speak to a member of staff.

N.B If cash is paid in to our Bank account there will be a charge of 2.5% added

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

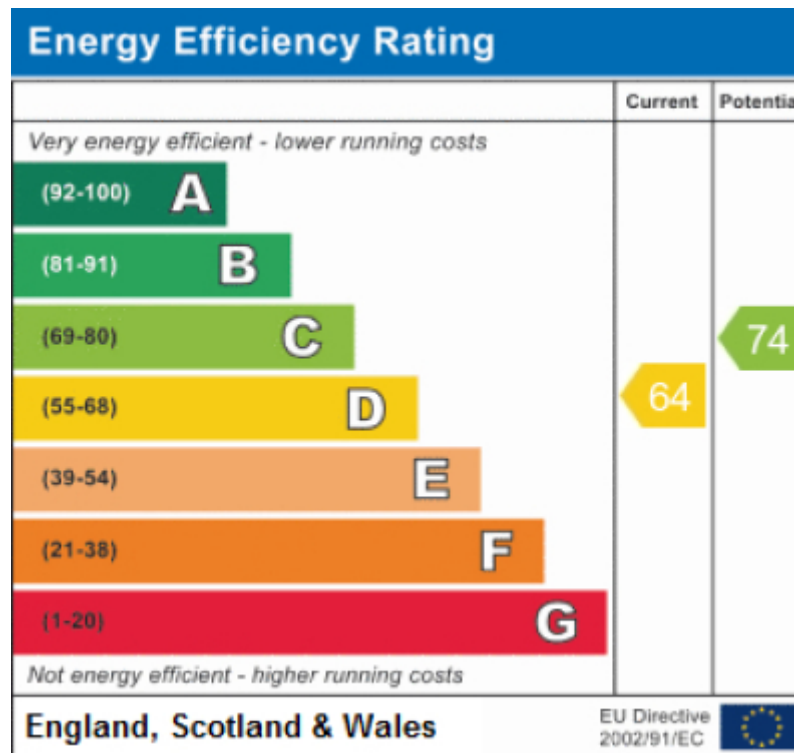
OTHER COSTS: Any variation to the contract within the tenancy the cost would be £50.00 including VAT. Any loss of keys, security devices the cost to the tenant would be £50.00 including VAT. Any rent arrears will be charged with interest calculated at 3% above the Bank of England's base rate. Early termination surrender fee rent due up to the period the property is re let plus the landlords re-let fee.

DIGITALLY SIGNABLE DOCUMENTS: All paperwork including your Tenancy Agreement will be completed electronically. It will only be your Inventory that is completed at your Move In Meeting when you collect your keys at our office.

MY PROPERTY FILE: All documents relating to your tenancy will be located on "My Property File." We have sent you the activation email to set up this account. We will use this new account to send you important updates about your tenancy. You should use this account to report all maintenance issues at your property. With My Property File you are always informed and up to date. If something is wrong with your property our easy to use reporting tool helps you report the issue to us and track its progress. You will be able to download your key tenancy documents, check your account balance and much more. Download the app on your mobile phone device as soon as your application is approved.

Lisa's Homes trading as R King Resources Ltd is a member of Client Money Protection Scheme & Redress Scheme, you can find out more by contacting us.





Telephone: 01502 565877