



£775 PCM

High Street, 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)
- Town Centre Location
- Recently Refurbished
- Spacious Two Bedroom Apartment
- Modern Kitchen and Bathroom
- Bright and Well Presented Living Spaces
- Secure Communal Entrance with Intercom System

Property Description

REFURBISHED 2-BEDROOM APARTMENT – PRIME TOWN CENTRE LOCATION This beautifully refurbished two-bedroom apartment offers modern living in a highly sought-after town centre location. Finished to a high standard throughout, the property combines contemporary style with everyday comfort. A viewing is highly recommended with so much to offer, this will not be available for long. PLEASE NOTE: The affordability of this property requires an income of £1,937.50 NO DEPOSIT OPTION AVAILABLE

Main Particulars

REFURBISHED 2-BEDROOM APARTMENT - PRIME TOWN CENTRE LOCATION

This beautifully refurbished two-bedroom apartment offers modern living in a highly sought-after town centre location. Finished to a high standard throughout, the property combines contemporary style with everyday comfort.

Ideally situated just a short walk from the town centre, you'll have easy access to shops, restaurants, and local amenities. The property is also within walking distance of an award-winning beach, perfect for relaxing days by the sea.

The apartment benefits from a secure communal entrance with an intercom system, providing both convenience and peace of mind.

Perfect for professionals, couples, or small families looking for a stylish home in a vibrant and convenient setting.

Early viewing is highly recommended!

TENANCY INFORMATION

The property is offered on a periodic (month to month) tenancy agreement, unless otherwise stated in writing. The tenancy will commence following successful referencing, completion of documentation, and agreement of move in date. All tenancies are legally binding agreements.

DEPOSIT / REPOSIT OPTION

A tenancy deposit of up to five weeks' rent is required and will be protected in a government-approved tenancy deposit scheme. Alternatively, a deposit replacement option (Reposit) may be available for eligible tenants. This is an insurance-based product and is not a deposit. Eligibility criteria and separate terms apply.

HOLDING DEPOSIT

A holding deposit equivalent to one week's rent may be required to reserve the property whilst referencing is completed. This will be deducted from the first month's rent upon successful application. The holding deposit may be retained in line with legislation if the applicant:

Withdraws from the tenancy

Fails a Right to Rent check

Provides false or misleading information

Fails to take reasonable steps to enter into the tenancy within the agreed timeframe

RENT & PAYMENT TERMS

Rent is payable monthly in advance by standing order unless otherwise agreed.

Tenants are responsible for all utilities and outgoings unless explicitly stated otherwise, including:

Council Tax

Gas (if applicable)

Electricity

Water

TV Licence

Broadband/telephone

REFERENCING & AFFORDABILITY

All applicants are subject to referencing via Rightmove Referencing (or appointed provider). This includes credit checks, affordability assessment, and landlord/employment references where applicable. As a general guideline:

Household income is typically expected to be around 2.5 times the annual rent

Guarantors (if required) are typically expected to earn around 3 times the annual rent

A guarantor may be required depending on individual circumstances, including affordability or adverse credit history.

Where a guarantor is required and none is available, applicants may explore third-party guarantor services (e.g. RentGuarantor), subject to their own approval criteria.

RIGHT TO RENT

All adult occupiers must provide valid identification and proof of their legal Right to Rent in the UK. Original identification documents will be required to be seen prior to or at the tenancy start date.

PETS

Pets may be considered on a case-by-case basis with landlord approval. A pet application may be required as part of the decision-making process.

TENANCY START DATE, PROCESS & DOCUMENTATION

The tenancy will commence as soon as reasonably practicable following successful referencing and completion of all required documentation. All tenancy documentation will be completed electronically.

You will have access to an online tenant portal where you can view tenancy documents, receive updates, and report maintenance issues throughout your tenancy.

An inventory will be provided and completed at the start of the tenancy on the day you move into the property.

PERMITTED PAYMENTS

In accordance with the Tenant Fees Act 2019, permitted payments may include:

Rent

Tenancy deposit or Reposit option

Holding deposit

Default charges (e.g. late rent interest up to 3% above Bank of England base rate, replacement keys/security devices at reasonable cost)

Tenancy variation (capped at £50 including VAT or reasonable costs incurred)

AGENT INFORMATION

Lisa's Homes (trading as R King Resources Ltd) is a member of a Client Money Protection Scheme and a Property Redress Scheme. Further details available upon request.



Telephone: 01502 565877



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