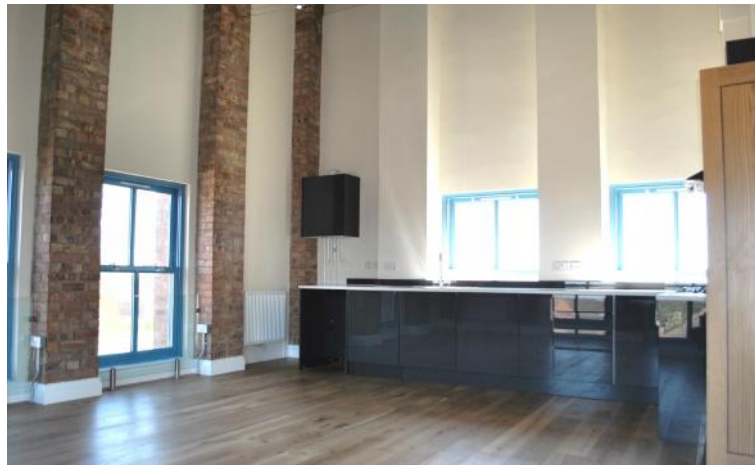




The Penthouse Apartment
4 Tower Court
Louies Lane
Diss, IP22 4QU

Rent: £1100.00 pcm



A 3/4 bedroom Penthouse apartment conversion of a Victorian water tower with parking and roof terrace.

Direction: From the agents office continue to the top of Market Hill and across the staggered crossroads onto Roydon Road. Continue past TW Gaze Auction House and turn right into Louies Lane, the property will be found on the right hand side.

The Property: Occupying the second, third and fourth floors this contemporary conversion of a Victorian Water tower is a stunning 3/4 bed apartment with 2 bath/shower rooms and a conservatory/bedroom on the very top under the stars. Fully fitted kitchen with cooker, fridge freezer and washing machine. Outside are two parking spaces and garden area.

Services: Mains water, drainage and electricity are connected to the property. Gas fired central heating.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 6 months.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1100.00 per calendar month payable monthly in advance by standing order.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Deposit: A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit scheme by either the Landlord or the Agent.

Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (Tenant's share £112.50 +VAT).

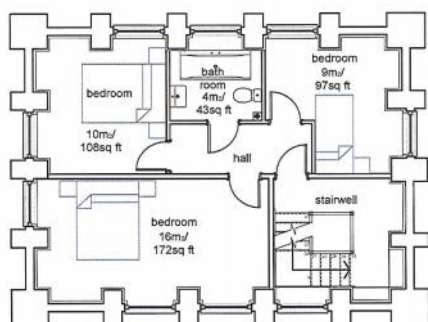
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

EPC: C

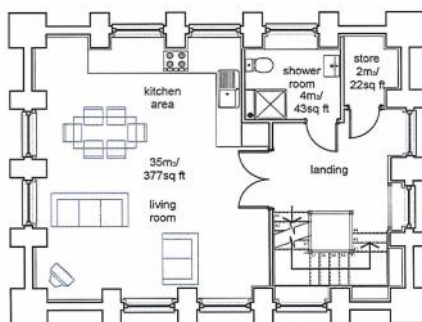
Pets: Pets will not be considered at this property.

Restrictions: Smokers will not be considered.

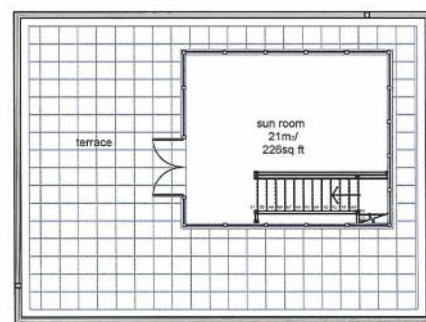
Viewing: Strictly by appointment with the Agents.



PLOT 5
Second Floor



PLOT 5
Third Floor



PLOT 5
Sun Terrace

For illustrative purposes only. NOT TO SCALE.

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