



Stanley Street, Lowestoft NR32 2DF

welcome to

Stanley Street, Lowestoft

We are pleased to present this Two Bedroom Flat in Lowestoft. Based in a central location, the property offers easy access to the local high street, as well as shops and other amenities, which are only a short walk away. The property also has Hall, spacious Lounge, Shower Room and Kitchen.



William H Brown are delighted to offer this TWO bedroom, First Floor flat on The Hollies, Stanley Street. The property offers a spacious main bedroom and an additional second, Spacious Lounge/Dining room, with easy access to the Kitchen also available. There is also easy access to the Shower Room with walk in shower cubicle. The rooms are separated by the spacious hallway upon entry. The flat is accessible by the communal stairs or lift, and the main building requires key access, for security. This property offers great potential, and is a great purchase for first time buyers, that are looking to get on the property ladder, or buy to let investors. Based in a central location, the property offers easy access to the local high street, as well as shops and other amenities, which are only a short walk away. Call 01502 585998 to organise a viewing today!

Accommodation

First Floor Flat

Entrance Hall

Double glazed window to Rear aspect, Built in coat cupboard, Power points. Electric radiator, Carpet flooring.

Lounge

14' 2" Plus Bay x 9' 8" (4.32m Plus Bay x 2.95m)
Double glazed Bay window to Front aspect, Doorway to Kitchen, Tv and Power points, Day Heater, Carpet flooring.

Kitchen

7' 10" x 7' 1" (2.39m x 2.16m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Wall and Base units with Work surfaces, Sink and drainer unit, Integrated Induction Hob and Electric Oven, Space for 50/50 Fridge Freezer unit, Plumbing for Washing machine, Power points, Lino flooring.

Bedroom 1

13' 4" Plus Bay x 8' 6" (4.06m Plus Bay x 2.59m)
Double glazed Bay window to Front aspect, Double Bedroom, Day Heater, Power points, Carpet flooring.

Bedroom 2

10' 6" x 6' 4" (3.20m x 1.93m)
Double glazed window to Front aspect, Day heater, Power points, Laminate wood effect flooring.

Shower Room

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Vanity unit, Walk in shower with overhead shower unit, Heated towel rail, Extractor fan, Lino flooring.

Outside

Front Exterior

Communal entrance with Lift leading to Floors 1 and 2 from Ground floor.

Rear Garden

Communal Rear garden with washing lines and shrubbery to Side aspects.

Service Charge

Current service charge for the property is £138 per calendar month.



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welcome to

Stanley Street, Lowestoft

- Two Bedroom First Floor Flat
- Central Location Close to Local Amenities
- ** Attention First Time Buyer and Investors **
- Modern Shower Room with Walk in Shower Cubicle
- Communal Garden with Washing Lines
- Communal Lift to Floors 1 and 2
- Kitchen with Integrated Induction Hob and Cooker

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108375 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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