



Banner Court Kirkley Cliff Road, Lowestoft NR33 0DB

welcome to

Banner Court Kirkley Cliff Road, Lowestoft

William H Brown are delighted to present this superb opportunity to purchase this Double Bedroom, Top floor apartment located on Kirkley Cliff Road. It consists of Entrance Hall, Lounge with Fireplace, Kitchen, Bedroom and Shower room. It also boasts a Rear Garage and Communal Garden Space.



This delightful top-floor apartment is located within a stunning period building, just a short stroll from Lowestoft's award-winning beach, perfectly combining coastal living with convenience. On the market for Investors Only - Sold with tenants in situ! The apartment boasts a spacious double bedroom with built-in storage, a large sitting room featuring a beautiful brick fireplace, and modern decor throughout. It also offers a glimpse of sea views and includes an allocated courtyard along with a detached garage. Additional features include a hallway with two separate entrances (front and rear) and a staircase that leads to a boarded loft space. The property is ideally situated near local amenities, shops, and transport links. With no chain involved, this property represents an excellent investment opportunity! Call us TODAY on 01502 585998!

Accommodation

Second Floor Apartment

Entrance Hall

Access to All Rooms; Lounge, Kitchen, Bedroom, Shower room, Electric Box, Smart Meter, Electric fireplace, Loft access with steps, Laminate wood effect flooring.

Lounge

12' 3" x 13' 6" (3.73m x 4.11m)

Double glazed window to Front aspect, Electric Fireplace, Shelving, TV and Power points, Wood effect laminate flooring.

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to Front aspect, Partially tiled walls behind cooker, Fitted Kitchen units with work surfaces, Sink and drainer unit, Integrated Cooker, Gas Hob, Space for Fridge Freezer, Plumbing for washing machine, Breakfast bar, Power points, Laminate wood effect flooring.

Bedroom

13' 4" x 12' 1" (4.06m x 3.68m)

Double glazed window to Rear aspect, Two built in wardrobes, Power points, Laminate wood effect flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, WC, Wash hand basin with built in cupboard, Shower cubicle, Towel radiator, Tiled flooring.

Commual Courtyard Space

Garage

Rear garage

Agents Note

Heating supply to the property is served by Electrics. Please contact the Branch for more details.



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Banner Court Kirkley Cliff Road, Lowestoft

- Top Floor Apartment with Double Bedroom
- Desirable South Lowestoft Location with Glimpse of Sea Views
- ** INVESTORS ONLY **- Sold with Tenants in Situ- Current Owner Achieved Over 7% Yield
- No Onwards Chain
- Handy Rear Garage
- Communal Garden
- Low Service Charge
- Benefits Uniquely from Two Entrance Points

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

£120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor areas, 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 his own inspection only. Powered by www.Googledirect.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108904 - 0005

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk