

HARDIMANS



25 The Croft
, Lowestoft, NR32 2BQ
Guide Price £95,000



25 The Croft, Lowestoft, Suffolk, NR32 2BQ

Welcome to The Croft in Lowestoft! This charming flat offers a cosy retreat with 1 reception room, 1 bedroom, and 1 bathroom. Situated in a prime close to town centre, sea and beach location, this property is perfect for those seeking a peaceful abode by the coast. The interior boasts a well-proportioned reception room, ideal for relaxing or entertaining guests. The bedroom provides a comfortable space to unwind after a long day, while the bathroom offers modern amenities for your convenience. The property is heated by a NEW electric radiator system, has upgraded electrical consumer panel and Brand NEW CARPETS. Outside the property is situated on a small development where there are plenty of open spaces, communal gardens and car parking facilities.

UPVC double glazed door to:-

ENTRANCE HALL

electric meters, stairs to first floor and spacious landing, electric radiator, alarm control panel, access to roof void, built-in airing cupboard, foam lagged copper cylinder.

LOUNGE

double aspect windows, upvc double glazing, recessed storage area, electric radiator, arched opening to:-





KITCHEN

fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, electric cooker panel, filter hood.

BEDROOM 1

upvc double glazed window, vertical blinds, electric radiator.

BATHROOM

cased bath, hot and cold thermostatic shower unit, shower screen, low level wc, pedestal washbasin, part tiled walls, electric downflow heater, extractor fan, upvc opaque glazed window.

OUTSIDE

The property has good size communal gardens and car parking space.

COUNCIL TAX BAND

A

LEASEHOLD

The property has a 120 year lease from 1st July 1993.

There is 89 years remaining, and the lease ends on 1st July 2113.

GROUND RENT

The property has ground rent of £100 p.a. Payable half yearly.

1st January 2024 to 30th June 2024 £50.00

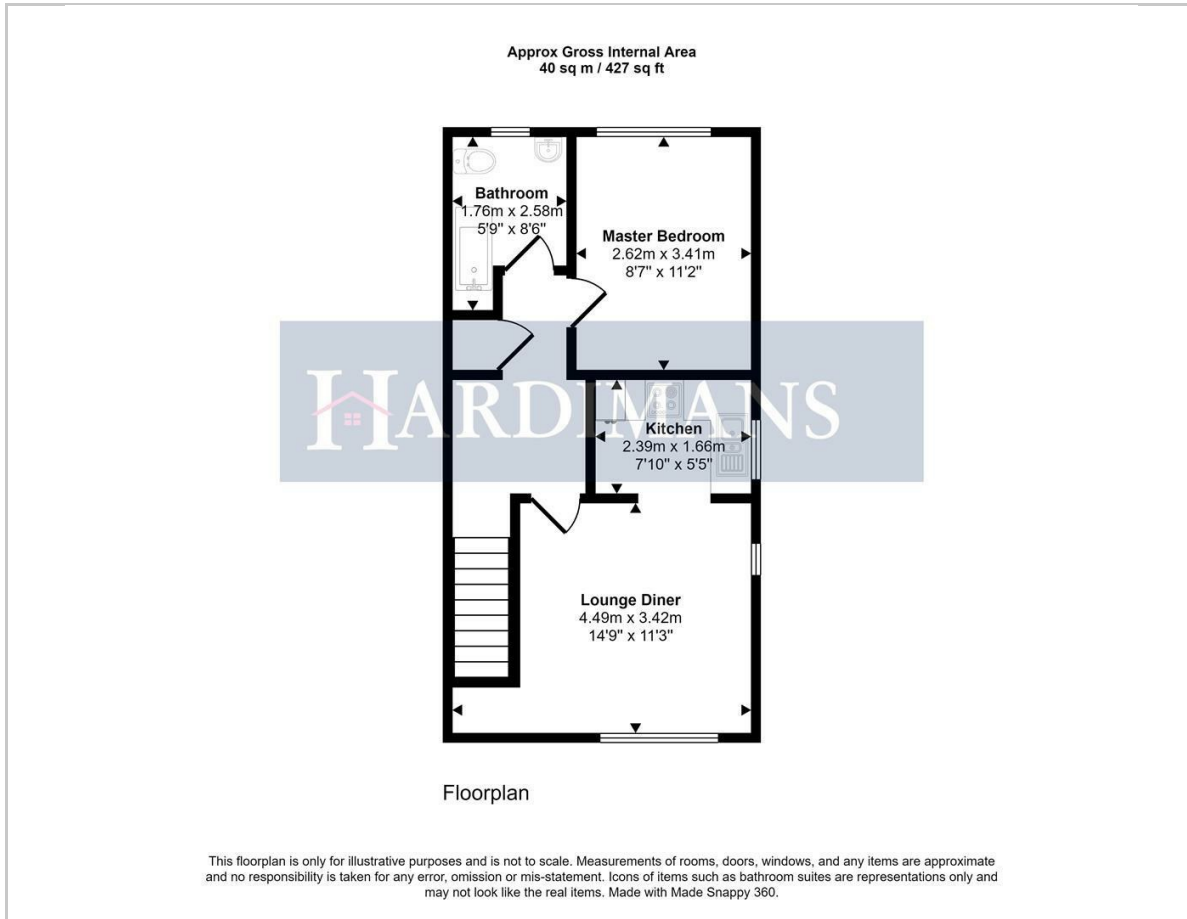
MAINTENANCE

The management company is Dauber Homes Management Ltd.

Service charge from 31st December 2023 to 1st January 2024, £564.78



Floor Plan



Viewing

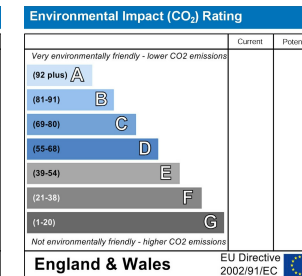
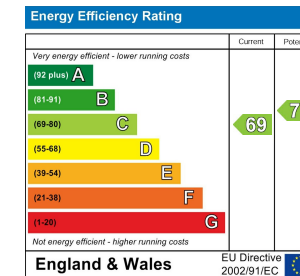
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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