



**26 The Croft**  
**, Lowestoft, NR32 2BQ**  
**£95,000**

 1  1  1  D



## 26 The Croft, Lowestoft, Suffolk, NR32 2BQ

Welcome to The Croft in Lowestoft! This charming flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The property also features a well-appointed bathroom for your convenience.

Nestled close to the town centre, sea and beach and railway station, this flat offers a wonderful opportunity whether you're a first-time buyer, downsizing, or looking for an investment property, The Croft presents a fantastic option. Don't miss out on this property.

### 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 - £830.32

### COVERED ENTRANCE

entrance door to:-







### **LIVING ROOM**

double aspect windows, upvc double glazing, vertical blinds, electric radiator, tv and telephone points, fuse box with updated consumer panel 4th April 2021, arched opening to:-

### **KITCHEN**

range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, Logic slot-in cooker with double oven/grill and ceramic hob, filter hood, tiled splashbacks, Dimplex electric downflow heater, extractor fan, upvc double glazed window, vertical blinds.

### **SPACIOUS INNER HALLWAY**

with electric radiator, built-in airing cupboard, foam lagged fornic tank.

### **BEDROOM**

with electric panel heater, upvc double glazed window and door to rear garden.

### **BATHROOM**

cased bath, hot and cold, low level wc, pedestal washbasin, electric downflow heater, extractor fan, upvc opaque glazed window.

### **OUTSIDE**

To the front, small lawned area, to the side paved pathway and gate, wheelie bin storage area. To the rear, particularly good size gardens enclosed by concrete posts and timber fencing, to the side of the property is a allocated car parking space.

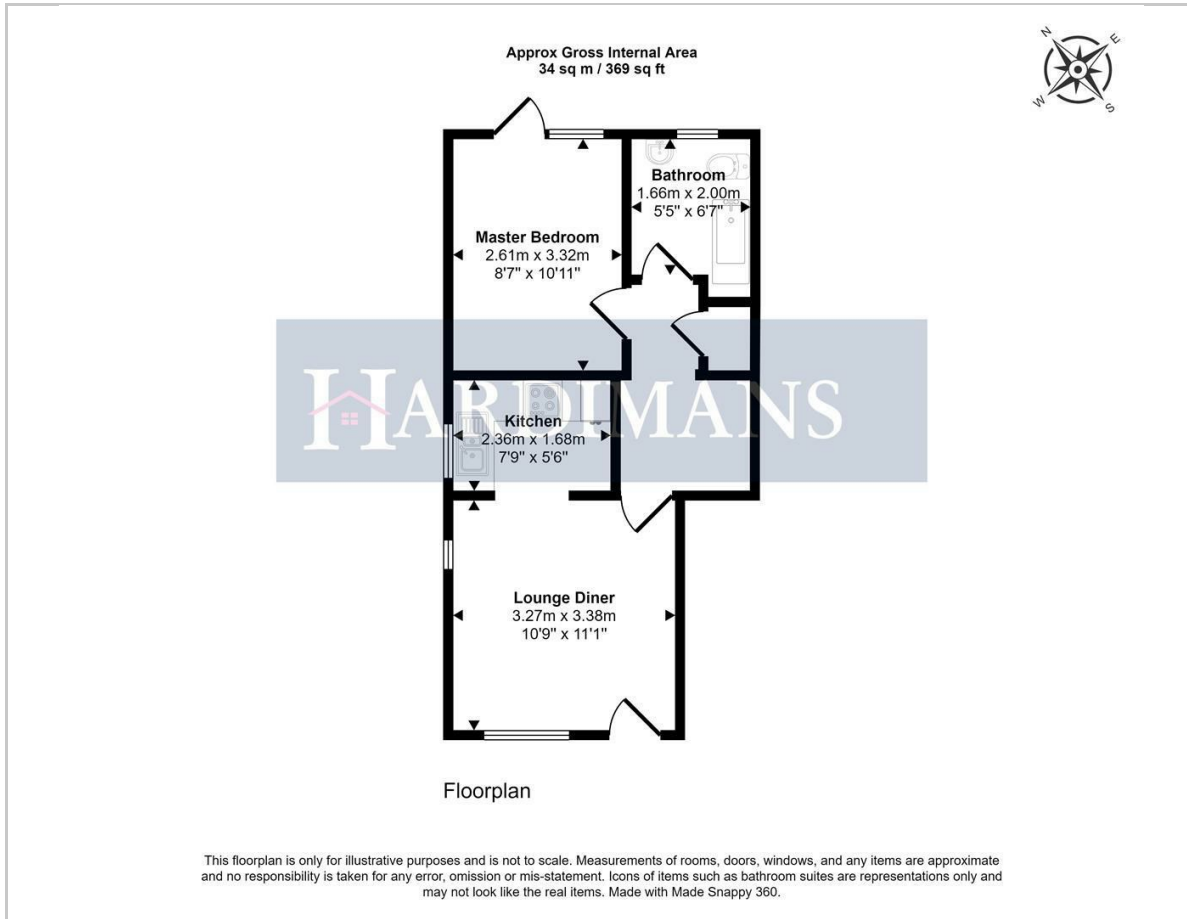
### **COUNCIL TAX BAND**

A





## Floor Plan



## Viewing

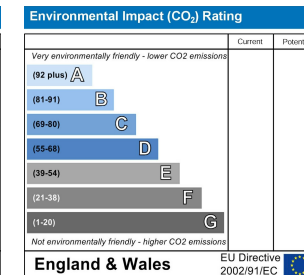
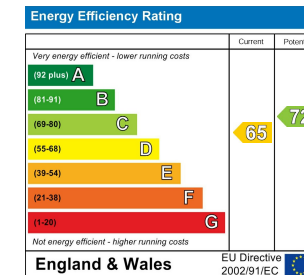
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

