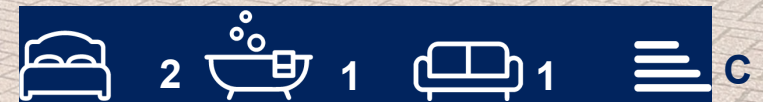


HARDIMANS



Flat 5 Marlborough Court
Oulton Broad, Lowestoft, NR32 3AU
£119,000



Flat 5 Marlborough Court, Oulton Broad, Lowestoft, Suffolk, NR32 3AU

The property comprises a spacious 2 bedroom first floor apartment forming part of a modern purpose built retirement development located just off Gorleston Road in North Oulton Broad. The property has the benefit of a lease extension with currently 102 years remaining. In addition, the property will be sold with a stair lift which the vendor has recently had serviced and provides easy access for the apartment.

The properties are designed for Independent Living, having a Warden on site, together with a 'careline' alarm service for peace of mind should there be an emergency. The properties have a minimum age requirement for the first person of 60 years and 55 years for the second person. Both cats and dogs are generally accepted, (subject to terms and fees and landlord permission).

COMMUNAL ENTRANCE TO:

ENTRANCE LOBBY

stairs with electric chair lift to:-

FIRST FLOOR & MAIN ENTRANCE DOOR TO APARTMENT

built-in store cupboard with electric fuse box, built-in airing cupboard, further built-in cloaks cupboard, Creda slimline night store heater, emergency alarm panel.

LIVING ROOM

with upvc double glazing, Creda night store heater, large arched opening to:-

KITCHEN

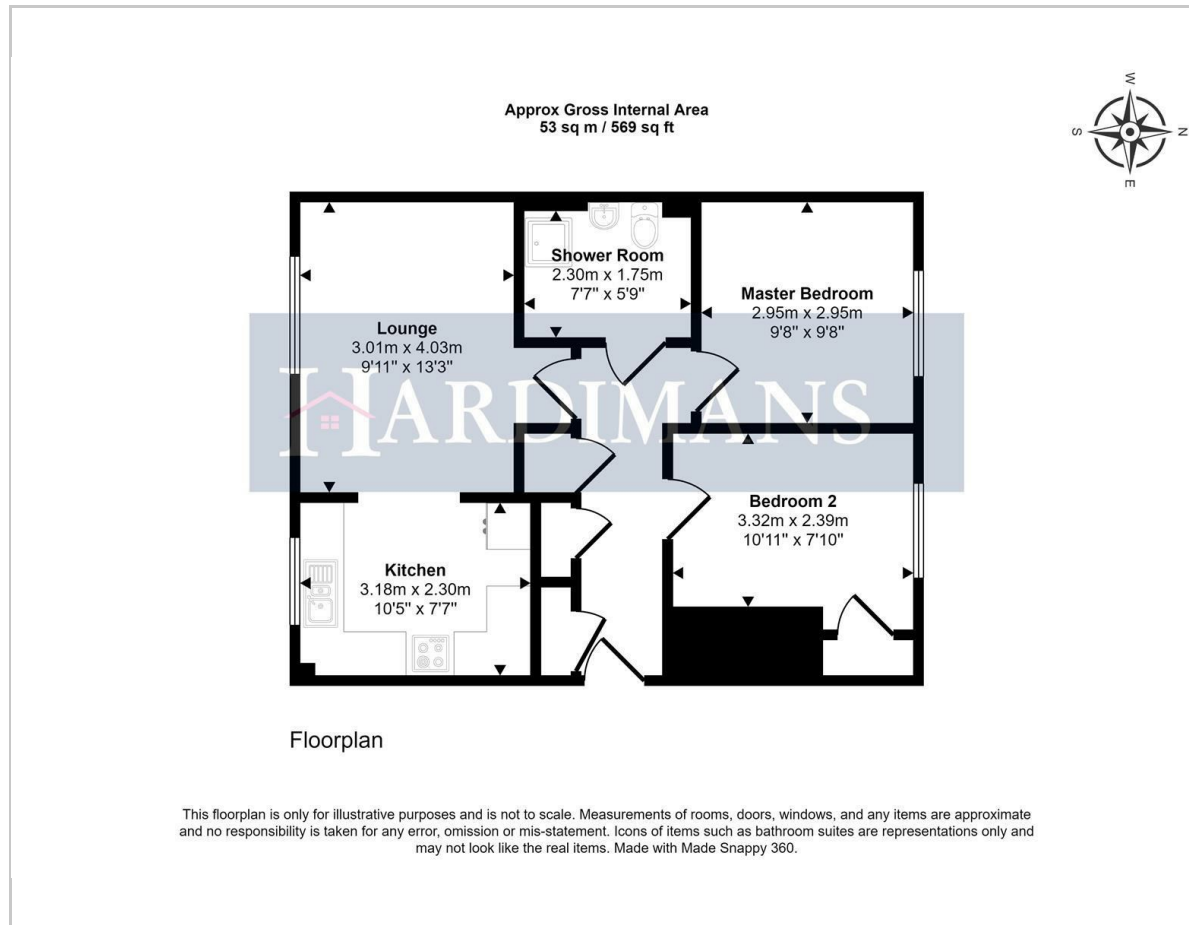
fitted in an attractive range of soft cream fronted cottage style units, single drainer sink, recess and plumbing for automatic washing machine, space for refrigerator, slot-in cooker, space for fridge freezer, Dimplex electric down flow heater, upvc double glazed window.

MASTER BEDROOM

upvc double glazed window.



Awaiting Floor Plan



BEDROOM 2

upvc double glazed window, built-in wardrobe cupboard.

SHOWER ROOM

Refitted shower room, with corner quadrant shower cubicle, low level WC, pedestal wash basin, extractor fan, heated towel rail

OUTSIDE

The property enjoys a well kept and attractive communal grounds together with car parking spaces.

COUNCIL TAX BAND

B

LEASEHOLD

The property has the benefit of 139 year lease from the 24th June 1987. There are 102 years remaining and the lease will end on the 24th June 2126.

LANDLORD/MANAGING AGENTS

The landlord of the property is Estates and Management Ltd, Berkeley House, 304, Regents Park Road, London NS 2JX. Please note: The ground rent will be collected by Estates and Management Ltd.

The property is managed by First Port Retirement Property Services Ltd PO Box 7730, Mew Milton, BH25 9EP and the service charge will be dealt by First Port.

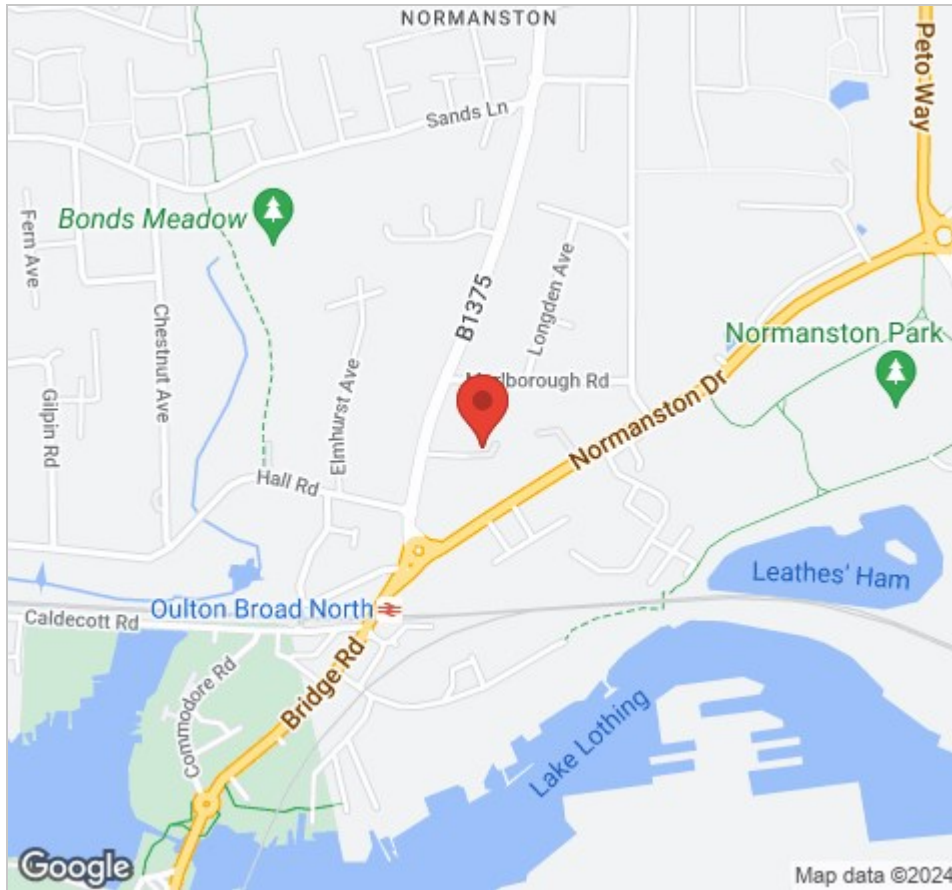
MAINTENANCE/SERVICE CHARGE

A service charge is payable half yearly from the 1st January to the 30th June 2024 for the sum of £1,368.97p.

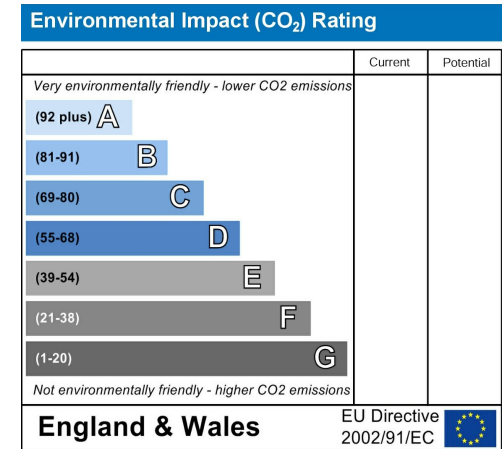
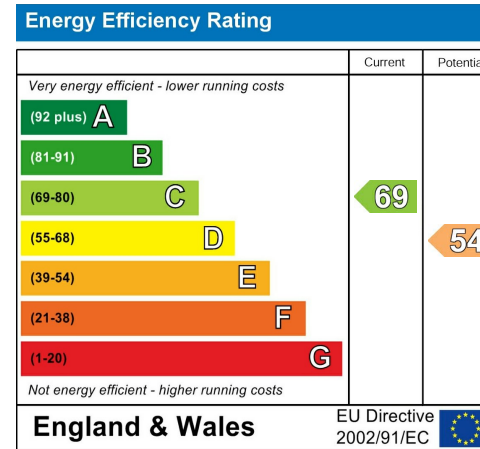
GROUND RENT

The ground rent is collected half yearly from the 1st January to the 30th June 2024 for the sum of £279.35p.

Area Map



Energy Efficiency Graph



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.



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