

# HARDIMANS



**Flat 5 Marlborough Court**  
Oulton Broad, Lowestoft, NR32 3AU  
£100,000



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

AGE RESTRICTIONS APPLY (1 resident must be 60 yrs min any additional resident must be 55 yrs min) Welcome to Marlborough Court in the charming location of Oulton Broad! This delightful RETIREMENT flat boasts 1 reception room, 2 cosy bedrooms, and a modern bathroom.

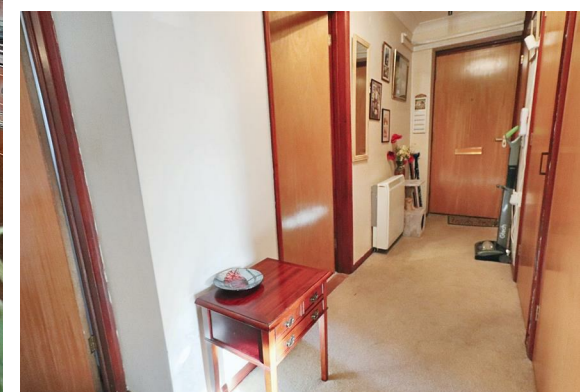
Upon entering the flat, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The natural light that floods the room creates a warm and inviting atmosphere, making it the heart of the home.

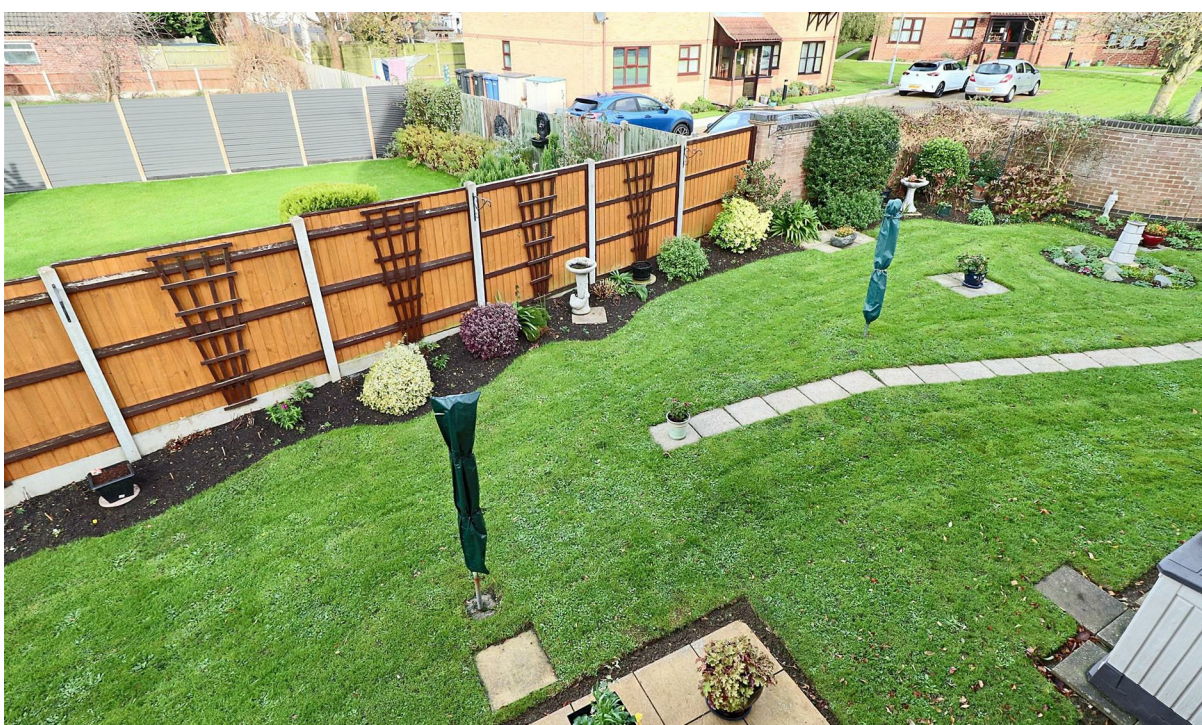
The two bedrooms provide ample space for a couple, or even a single occupant looking for a guest room or home office. Each room offers a peaceful retreat, ideal for unwinding and getting a good night's sleep.

This flat is surrounded by all the amenities you could desire. From local shops and restaurants to parks and leisure facilities, everything you need is just a stone's throw away. The vibrant community and friendly neighbours make this property a true gem in the heart of Lowestoft.

Don't miss out on the opportunity to make this flat your new home. With its convenient location, comfortable living spaces, and modern amenities, Marlborough Court is the perfect place to create lasting memories. Book a viewing today and experience the charm of this lovely property for yourself!

### 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. Stairway with STAIR LIFT.

## **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.

## **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**

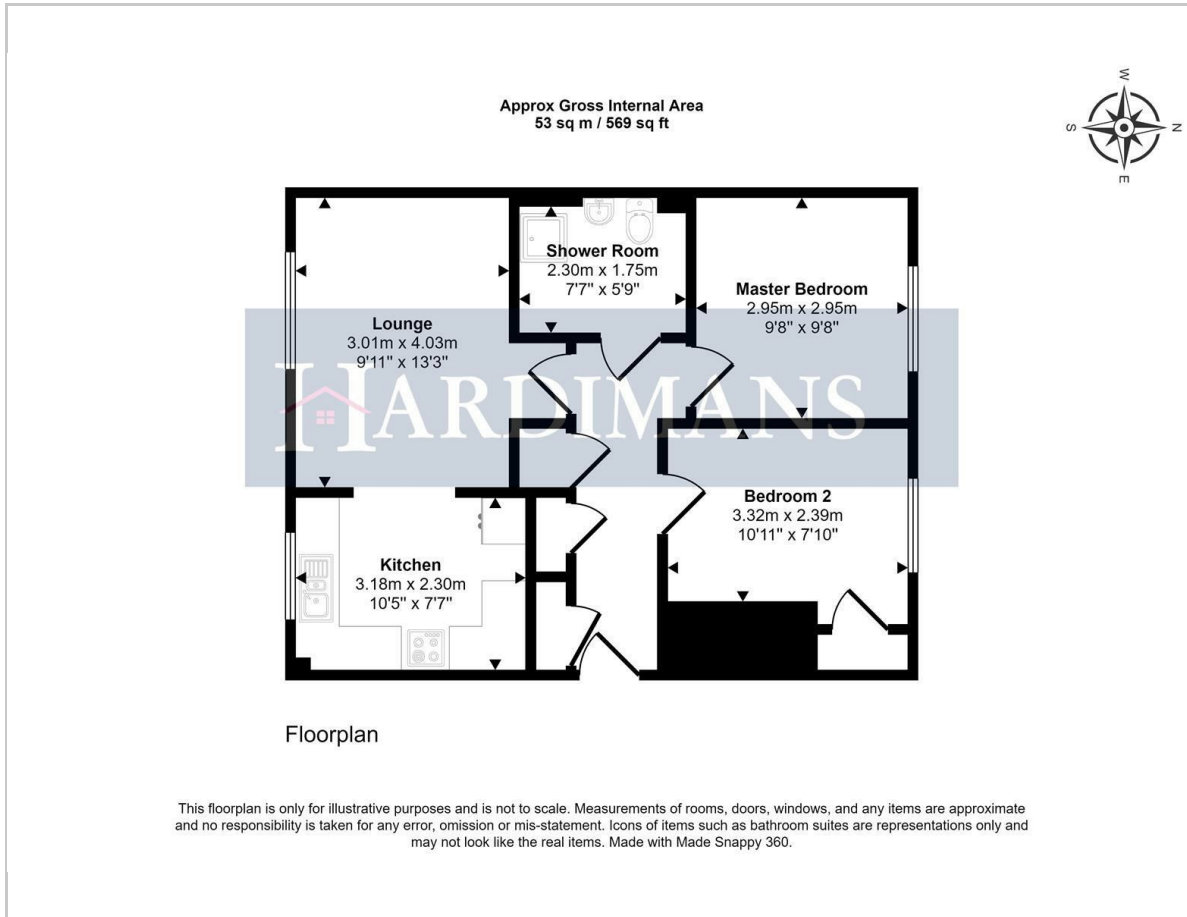
A service charge is payable half yearly from the 1st January to the 30th June 2024 for the sum of £1,368.97p.

## **GROUND RENT**

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



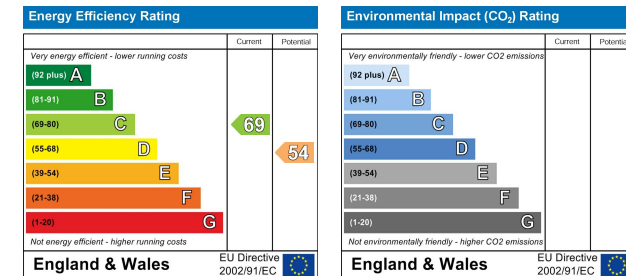
## Floor Plan



## 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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