



HARDIMANS

**Apartment 4, Somermead Court, Maltsters Way,
Oulton Broad, Lowestoft, NR32 3PQ**
Offers Over £400,000



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Welcome to this charming property located in the picturesque Maltsters Way, Oulton Broad, Lowestoft. This delightful penthouse apartment boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this property are the superb views it offers over Oulton Broad, allowing you to enjoy the tranquillity of the water from the comfort of your own home. Imagine waking up with that outstanding vista every morning!

The covered veranda is a perfect spot to unwind and soak in the beauty of the surroundings, whether you're enjoying a morning coffee or watching the colourful sailing boats dashing about the Broad. The spacious lounge provides a cosy retreat for relaxing with family and friends.

The property is well designed with the master bedroom and lounge taking full advantage of the views. The veranda is accessed by patio doors from both the lounge and dining room, providing a very sociable space which also capitalises on the South & West aspect where fantastic sunsets can be enjoyed.

With a spacious kitchen and dining room, this space will suit those who enjoy cooking and entertaining.

Additionally, the excellent under garaging provides convenient parking and storage solutions, ensuring that your vehicle is secure and easily accessible.

This is a STAND OUT property with its stunning views, versatile living spaces, and great potential for customisation. Contact us today to arrange a viewing and make this apartment your new home!





COMMUNAL ENTRANCE DOOR TO

hallway and stairs and lift, landing and entrance door to:-

PARTICULARLY SPACIOUS ENTRANCE HALL

radiator, deep recessed cloaks cupboard with light, airing cupboard, foam lagged copper cylinder, slatted shelving, door entry phone, telephone point, access to roof void, double doors opening to:-

SPLENDID LOUNGE

marble fireplace, open flue, 2 radiators, 2 windows with fantastic views over Oulton Broad towards Nicholas Everitt Park, sliding patio door to covered veranda.

KITCHEN

fitted in a range of base and wall units with a one and a half bowl sink unit with waste disposal system, integrated dishwasher, 4 burner gas hob and grill, extractor fan, double oven/grill, integrated refrigerator and freezer with front decor panels, breakfast bar with panelled ceiling.

DINING ROOM

with double aspect windows, radiator, wood panelled ceiling, sliding patio doors to veranda.

VERANDA

double aspect opening, affording some of the best views over Oulton Broad towards Nicholas Everitt Park.

MASTER BEDROOM

with a square bay window, affording fantastic views over Oulton Broad towards Nicholas Everitt Park, radiator.

EN SUITE BATHROOM

cased bath with shower mixer, pedestal washbasin, bidet, low level wc, tiled walls, heated towel rail/radiator.



BEDROOM 2

double glazed window, radiator.

BEDROOM 3

double glazed window, radiator.

BATHROOM

cased bath, shower mixer, low level wc, pedestal washbasin, shower cubicle, heated towel rail/radiator, extractor fan.

OUTSIDE/UNDER GARAGE

Communal gardens. The property also has access and use of a substantial under garage (14.65 x 9.14) having ample power and light, folding and rolling double door providing easy access. The property also has driveway parking.

LAUNDRY ROOM

sink unit, plumbing for automatic washing machine, gas meters for all 4 individual apartments and gas boiler dedicated to apartment 4.

ADDITIONAL STORE ROOM

with lift service mechanicals allowing easy servicing.

COUNCIL TAX BAND

E





LEASEHOLD & MANAGEMENT

The property will be sold leasehold. Currently the vendors are also the freeholders for the building. (The current lease for apartment 4 started 1st January 1984 for a period of 99 years. 58 years remaining).

IMPORTANT:

At the point of sale the Lease will be aligned with the 3 other leases, which will be as follows:

LEASE TERM; lease will expire in the year 2172.

YEARS REMAINING; 147 years

Solicitor engaged to deal with this.

It is the intention of the vendors to distribute the freehold amongst the 4 occupiers.

The property will be managed by a Block Management Company.

BLOCK MANAGEMENT; Block management UK Ltd. Gascoyne House, Moseley, Farm Business Park, Fornham All saints, Bury St Edmunds, Suffolk. IP28 6JY

ANNUAL SERVICE CHARGE; Approximately £2,375 p.a. To include

Water & Sewage, communal Electricity, Lift maintenance, Buildings Insurance, Gardening, window cleaning, general repairs, Professional Fees & Certification, Block Management.

Flat 4, will pay 30% of the total maintenance costs. It is proposed this will be paid quarterly in advance.

SINKING FUND; Current contribution £100 p.a.

REVIEWS & INCREASES: The block management will be reviewed after the first year and is expected to increase by a minimum of 5%.

Any other reviews for service charge fees will be subject to inflationary increases.

A full breakdown is available with the agents.

GENERAL IMPROVEMENTS

1. Lockable fire proof letter box, new fire door seals and self closing devises
2. New locks for ALL flats front doors
3. Replaced block fire extinguishers and signage.
4. Replaced water header tank covers & lagging.
5. Lift serviced
6. All emergency lighting for the block replaced, & EICR fixed electrical report & certificate.
7. Flat 4, Fuse box replaced.
8. Legionella Certificate of Compliance.

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

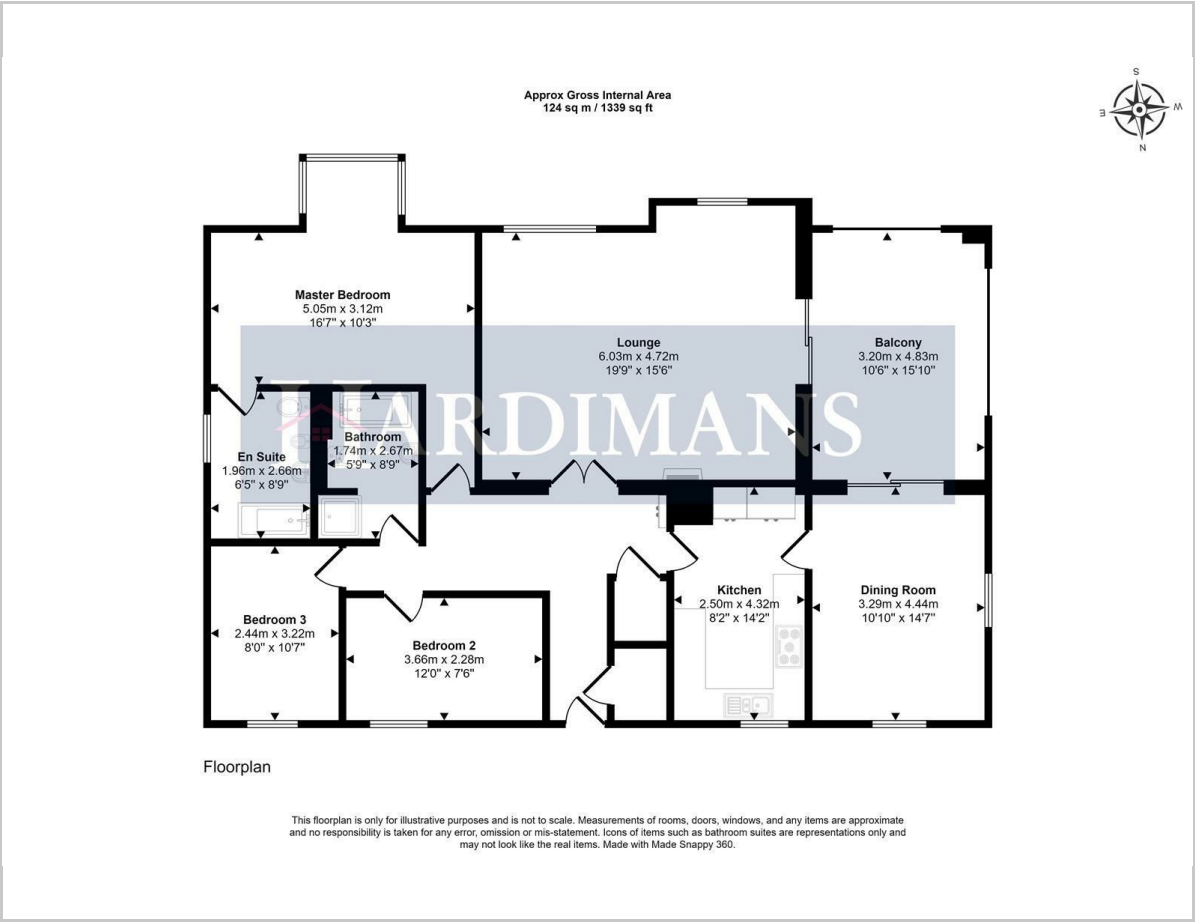
* Broadband: 76Mbps

* Mobile; TBC

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



Floor Plan

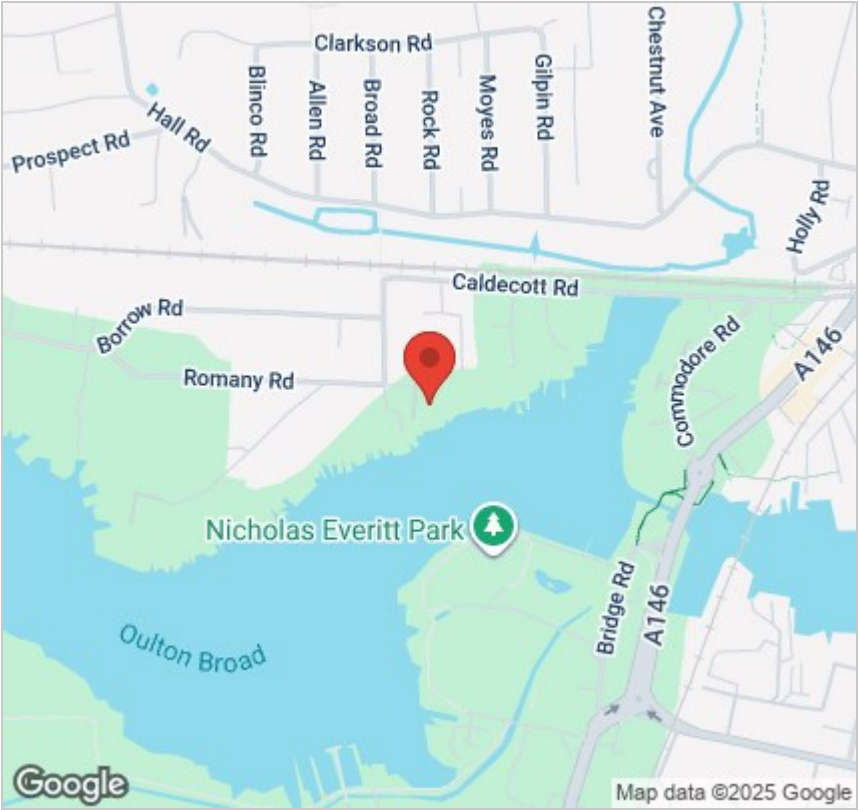


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

