

HARDIMANS



25 Adrian Court Alexandra Road
, Lowestoft, NR32 1PN
Asking Price £125,000

HARDIMANS



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25 Adrian Court Alexandra Road, Lowestoft, Suffolk, NR32 1PN

A purpose built middle floor modern 2 bedroom flat offering a spacious reception room, kitchen and bathroom. with communal gardens and allocated parking space.

Situated within walking distance of Lowestoft town centre, known for its beautiful coastline making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The nearby beach offers a perfect escape for leisurely strolls or family outings.

This flat presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living.

ENTRANCE DOOR TO:-

ENTRANCE HALL

Door to front entrance, Intercom phone, two storage cupboards (one with radiator), radiator and coved ceiling.

LOUNGE/DINER

17'6 x 9'11 (5.33m x 3.02m)
uPVC double glaze walk in bay windows, fire alarm, archway into kitchen, radiators and coved ceiling.



KITCHEN

11' x 6'8 (3.35m x 2.03m)
uPVC double glaze window, worktop space, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, standings for washing machine and fridge freezer, built in oven, built in gas hob with extractor fan above, Worcester boiler, coved ceiling.

MASTER BEDROOM

13'4 x 10'6 (4.06m x 3.20m)
uPVC double glaze windows, radiator and coved ceiling.

BEDROOM 2

13'3 x 9'11 (4.04m x 3.02m)
uPVC double glaze window, radiator and coved ceiling.

BATHROOM

uPVC double glaze window, low level WC, hand wash basin with cupboards under, bath with shower above, radiator and coved ceiling

OUTSIDE

The property has communal gardens, there is also an allocated car parking space.

TENURE

Leasehold - Remainder of 999 year lease.

Maintenance Charge £650 per annum payable 31st December.

No ground rent payable

COUNCIL TAX BAND

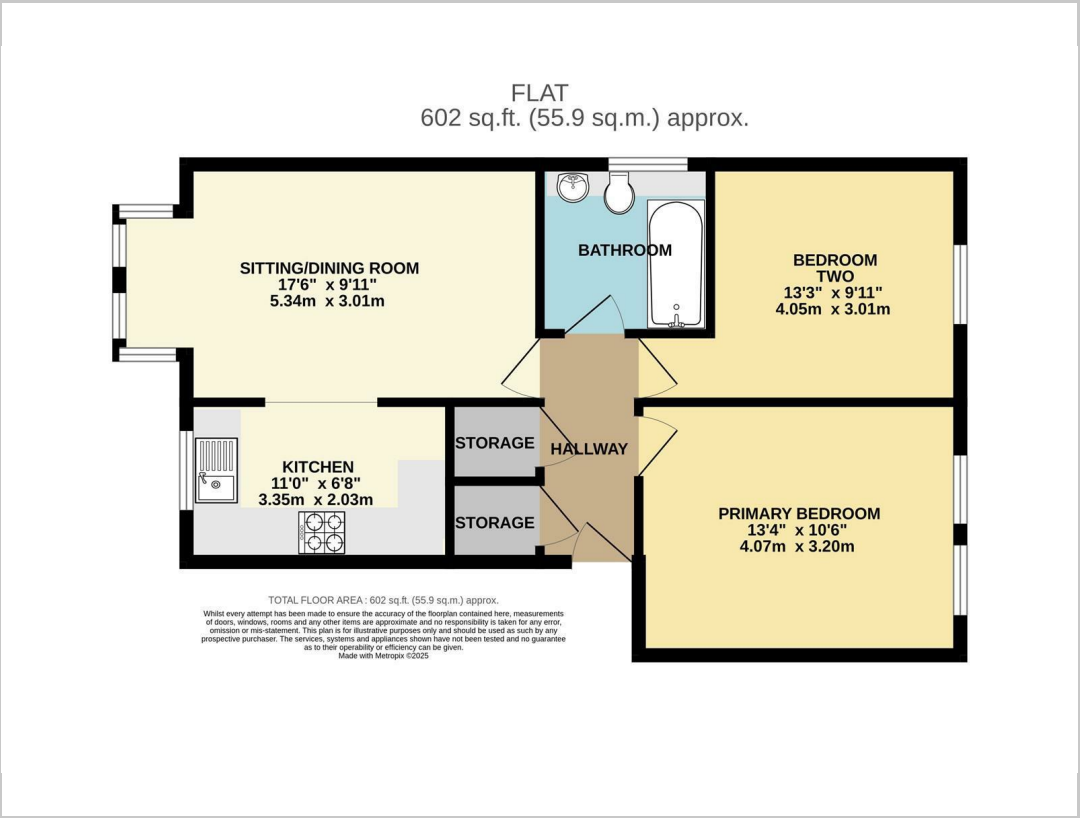
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MATERIAL INFO

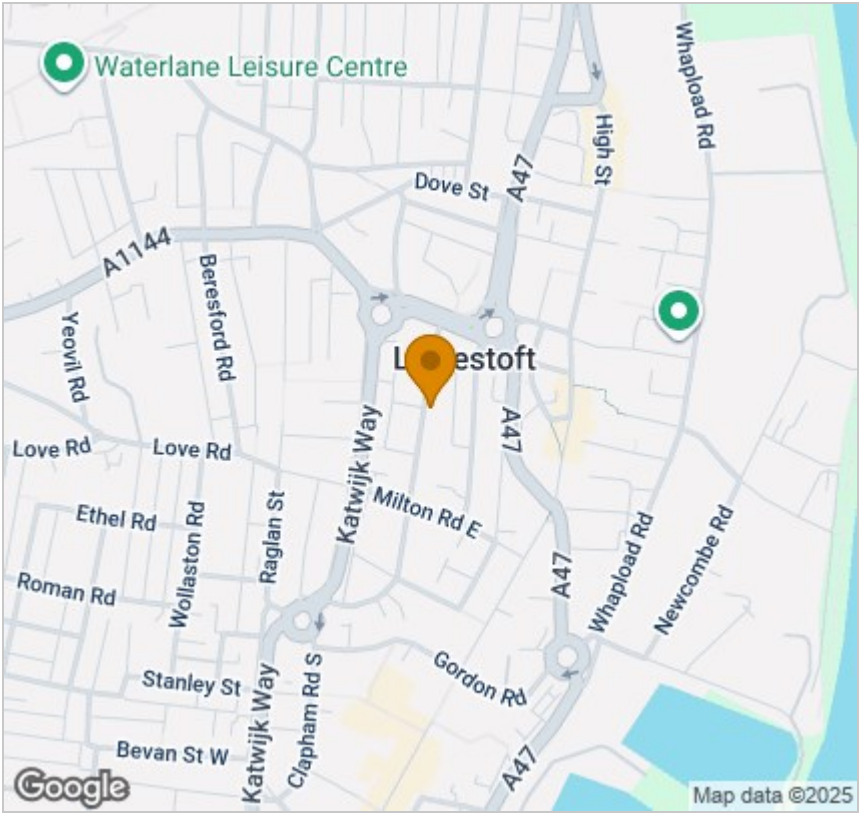
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: No internet at the moment
* Mobile: EE, 02, VODAFONE, THREE ALL LIKELY WHEN CONNECTED
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



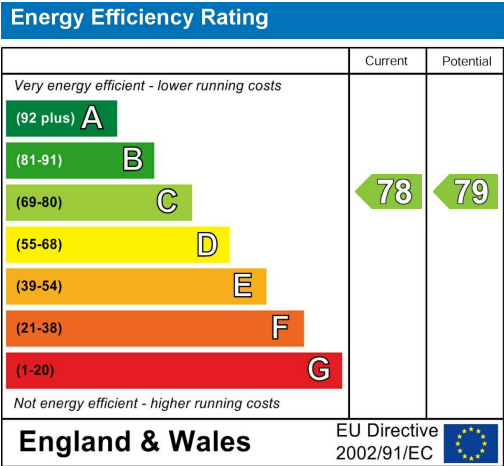
Floor Plan



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

PROTECTED

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