

## **29 Marlborough Court**

**Gorleston Road, Lowestoft, Suffolk, NR32 3AU**



**PRICE: Offers in the Region Of      Lease: 99 years from 1987**  
**£98,000**

### **Property Description:**

**NO ONWARD CHAIN. A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR.**

Marlborough Court comprises 29 properties which include bungalows and apartments. Situated in the Heart of Oulton Broads with its delightful Parks and being easily accessible to local amenities including Doctors, Main Supermarkets, Retail Park and Railway Station. Each property consists of an entrance hall, living room, kitchen, two bedrooms and bathroom. There is electric heating and all windows are double glazed. The visiting Development Manager may be contacted from various points within each property in the case of an emergency. In addition to the Development manager there is the added security of a 24 hour emergency response system providing cover 365 days a year, for periods when the Development Manager is off duty. It is a condition of purchase that one resident must be over the age of 60 years and the second person over the age of 55. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

24 hour emergency Appello call system

Minimum Age 60 1st person and 55 2nd person

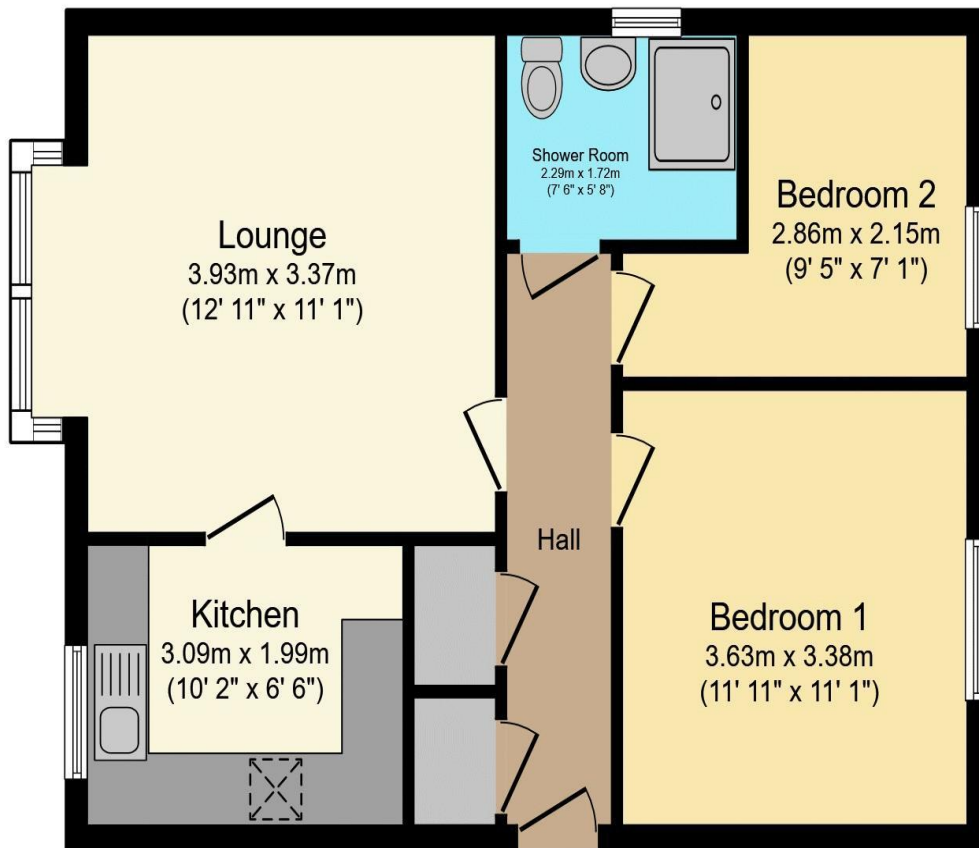
Development Manager

Price to include carpets, curtains and light fittings

Lease: 99 years from 1987



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/12/25**

**Annual Ground Rent:**

**£256.40**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£2,858.70**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**Nil Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.