



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A hall entrance level 1 bedroom modern flat with sea view situated in this popular residential location. The property is in good decorative order and is available shortly.

- * Sea View
- * 1 Bedroom
- * Lounge With Kitchen Area

Kirkley Cliff
Lowestoft NR33 0BY

Monthly Rental Of £480

- * En-Suite Shower Room
- * Gas heating To Radiators
- * Good Decorative Order



ACCOMMODATION

Communal Front Door & Entrance Hall To:

Own Front Door:

Entrance Hall:

Radiator, door to:

Lounge/Kitchen: 17' 11" x 15' 9" max (5.46m x 4.80m max)

Bay window to front with sea view, television point, radiator. Kitchen: Sink and drainer with cupboard below, further range of eye and base units work top, space and plumbing for washing machine, fridge, 4 ring gas hob, filter above and oven below

Bedroom 1: 13' 9" x 9' 9" (4.19m x 2.98m)

Window to rear, good size wardrobe/storage cupboard, radiator, door to:

En-Suite Shower Room:

Shower, low level W.C, wash hand basin, part tiled walls, radiator, extractor

Council Tax Band: A

EPC: C



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B		81	86
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		77	81				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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