



Estate Agents  
Sales & Lettings  
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#### PROPERTY DESCRIPTION:

Situated in sought after Carlton Colville this top floor flat which comprises: Open plan living lounge/kitchen, electric heating, allocated parking space & is in good decorative order. This property is an ideal first purchase or BTL

- 1 Bedroom Flat
- Open Plan Living
- Electric Heating

**Rushton Drive, Carlton Colville**  
Lowestoft NR33 8GB

**£124,950**

- Double Glazing
- Allocated Parking Space
- Ideal First Purchase/Investment



**Tenure:** Leasehold

**Lease Details:**

**Lease Start Date:** 01/01/2004

**Lease End Date:** 31/12/2128

**Years Remaining:** 103 Years Remaining Approx

**Service Charges:** £1500 P.A.

**Ground Rent:** £130 P.A.

Council Tax Band: A

EPC: D

## ACCOMMODATION

### **Communal Front Door:**

With entry phone and stairs to:

### **Own Front Door:**

### **Entrance Hall:**

Entry phone, laminate flooring, storage cupboard

**Lounge/Kitchen/Dining Room:** 16' 11" x 12' 3" (5.16m x 3.74m) + 8' 11" x 8' 6" (2.73m x 2.59m)

Spacious room with lounge/kitchen & dining areas. The modern kitchen comprises: sink and drainer with cupboard below, further range of eye and base units, work tops, built in oven, hob and extractor, space and plumbing for washing machine, part tiled walls. Laminate flooring, wall mounted electric panel heater and double glazed windows to sides

**Bedroom 1:** 9' 9" x 8' 2" (2.97m x 2.50m)

Double glazed window, wall mounted electric panel heater, built in wardrobe

### **Bathroom:**

Modern white suite comprising: Panel enclosed bath with shower, pedestal wash hand basin, low level W.C, part tile walls, eves storage, double glazed window, wall mounted electric panel heater

### **Outside:**

Allocated parking space



Members of the PRS –  
Property Redress Scheme

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