



Aldreds
Estate Agents

7 Dell Court Dell Road
Oulton Broad, Lowestoft, NR33 9NT

£135,000



7 Dell Court Dell Road

Oulton Broad, Lowestoft, NR33 9NT

Aldreds are delighted to offer this immaculately presented ground floor 2 bed roomed flat situated in this very desirable South Oulton Broad location being within walking distance of all local amenities and the Broads National Park. The current owners have improved the property to an excellent standard throughout which includes a recently installed shower room, kitchen and gas fired central heating system including a recently installed boiler. There are also the benefits of Upvc double glazed windows and the spacious accommodation including a wide entrance hall, spacious lounge/diner, large kitchen/breakfast room, shower and 2 double bedrooms. There are also 2 large cupboards providing ample storage space and to the outside there is communal lawned garden and allocated off street parking space. This would make an ideal home for a young family, first time buyer or retirement home being on the ground floor and an early viewing is strongly recommended.

Shared Entrance Hall

Upvc shared entrance door.

Private Entrance Hall

Fitted carpet, radiator, power points, full length storage cupboard/cloak cupboard.

Lounge/Diner

10'6" x 17'7" (3.22 x 5.37)

Fitted carpet, large aspect Upvc window, radiator, power points, T.V point.

Kitchen

10'7" x 12'9" (3.25 x 3.89)

Laminate flooring, recently fitted quality kitchen which includes a full range of fitted wall and base units, extended work surfaces, composite sink with draining board, recess for all white goods including plumbing for a washing machine, stainless steel eye level electric oven with a Neff four burner gas hob and glass splash back radiator, power points, Upvc window, wall mounted recently installed energy efficient gas boiler.





Shower Room

Timber effect vinyl flooring, recently fitted shower suite comprising of a double width shower cubicle with aqua board splash backs, vanity sink unit, low level W.C with enclosed cistern, Upvc window, radiator, towel rail, double fitted storage cupboard.

Bedroom 1

12'9" x 9'5" (3.91 x 2.88)

Fitted carpet, Upvc window, power points, radiator.

Bedroom 2

12'10" x 9'7" (3.92 x 2.93)

Fitted carpet, Upvc window, power points, radiator, full range of fitted wardrobes and overhead storage cupboards.

Outside

There is a full range of lawned communal gardens with drying lines. There are also a private allocated parking spaces to allow off street parking.

Tenure & Services

Leasehold - 139 years left on lease

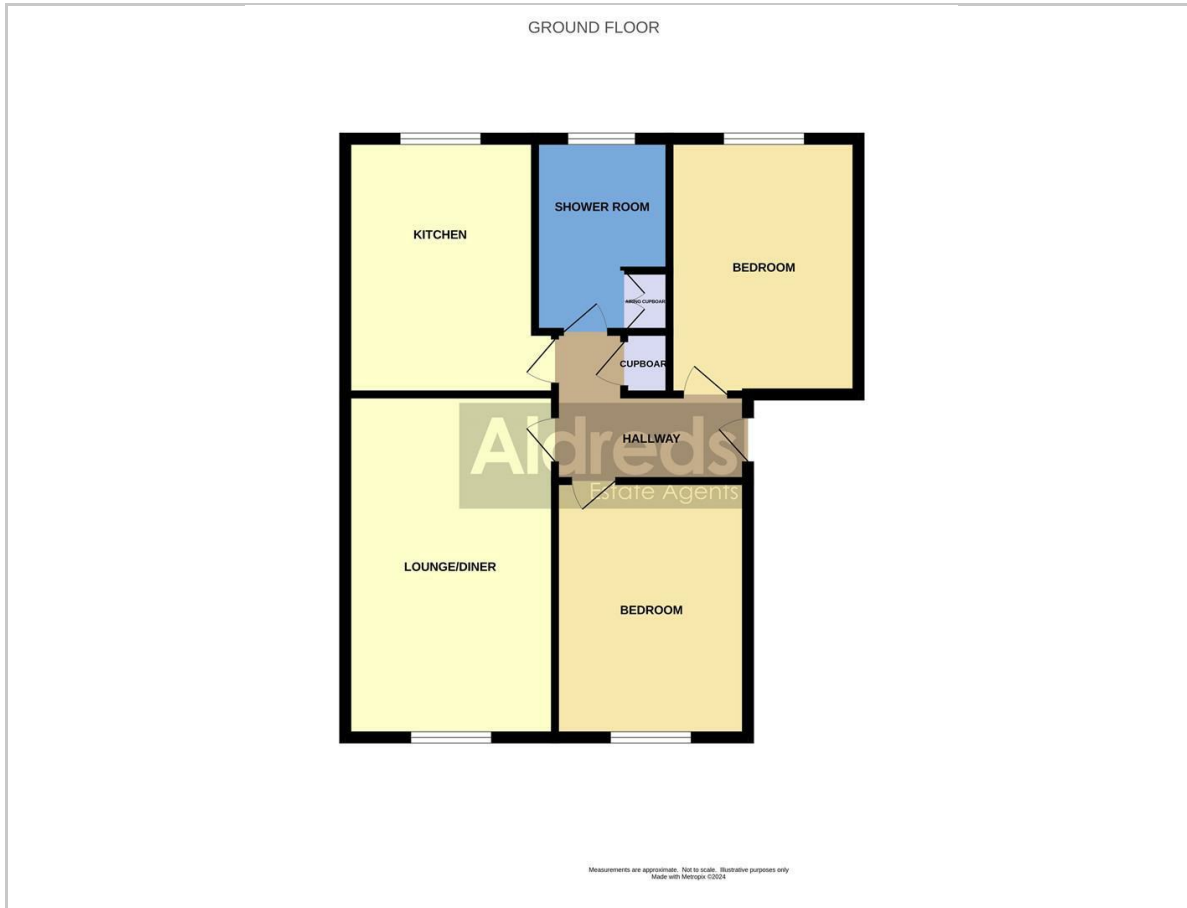
Ground Rent -£10.00 per annum

Service Charge - £105 per month

Council Tax Band A



Floor Plan



Viewing

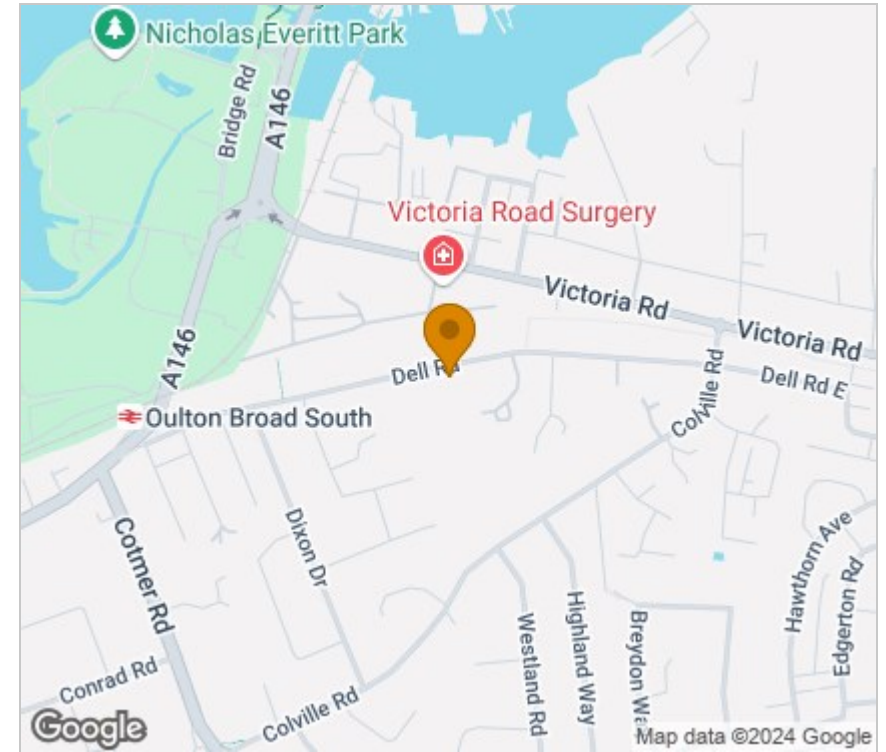
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

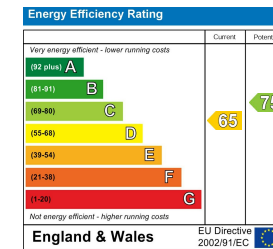
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA