



Aldreds
Estate Agents



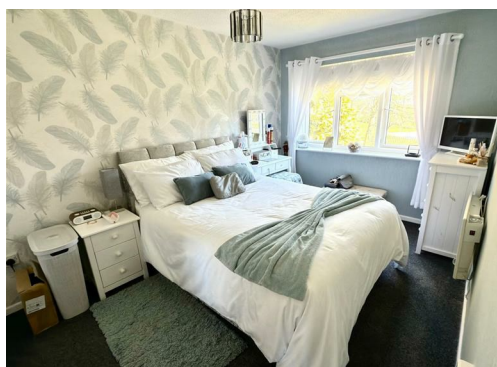
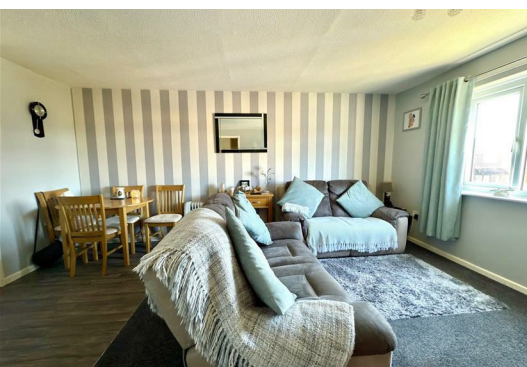
59 Spexhall Way

Lowestoft, NR32 4JH

Asking Price £125,000



Aldreds are delighted to offer this immaculate 2 bedroomed first floor apartment situated in this very desirable North Lowestoft location and being within walking distance of Gunton Woods & nature reserve. The spacious accommodation would suit a first time buyer or family. The accommodation includes a private entrance hall, spacious lounge/diner leading in to a modern fitted kitchen, 2 spacious bedrooms and a modern shower room and to the outside there is communal gardens with drying areas. There are also the benefits of Upvc double glazed windows throughout and a modern energy efficient electric heating system. Properties presented to this very high standard set at this realistic asking price rarely become available and an early viewing is strongly recommended.



Private Entrance Hall

Laminate flooring, stairs off to the accommodation.

Main Entrance Hall

Fitted carpet, 2 x full length storage cupboards, modern energy efficient electric heater.

Lounge/Diner 12'10" x 16'6" (3.92 x 5.03)

Fitted carpet, modern energy efficient electric heater, Upvc window, power points, T.V point, ample space for family size dining table and chairs.

Kitchen 8'4" x 8'10" (2.55 x 2.70)

Tiled effect vinyl flooring, full range of modern fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, all appliances included in the asking price which includes a modern electric double oven with ceramic hob, samsung washing machine, full length kenwood fridge/freezer, tiled splash backs, extractor fan, power points.

Bedroom 1 9'4" x 14'4" (2.87 x 4.38)

Fitted carpet, Upvc window, power points, T.V point, modern wall mounted electric heater.

Bedroom 2 7'2" x 11'6" (2.20 x 3.53)

Fitted carpet, Upvc window, power points, wall mounted electric heater, full length storage cupboard.

Outside

There is a range of lawned communal gardens with drying lines and all enclosed by high timber fencing.

Leasehold Details

Service Charge and Ground Rent £89 Per Month

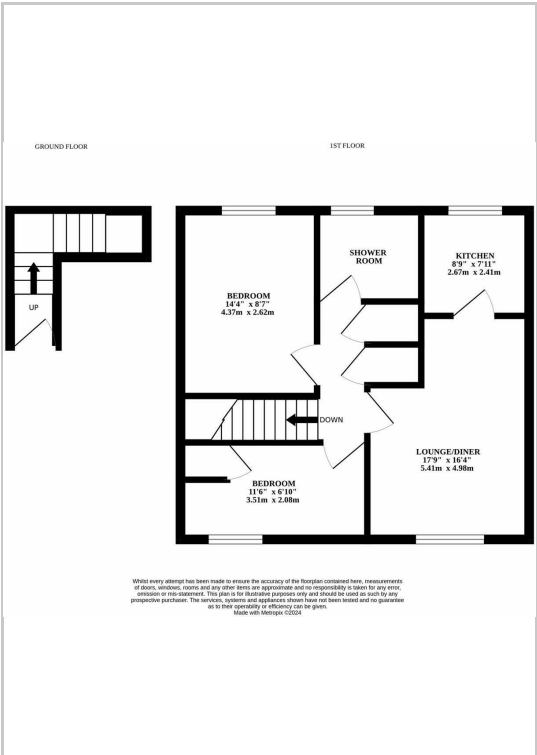
Lease 125 Years From 2017

Council Tax Band A

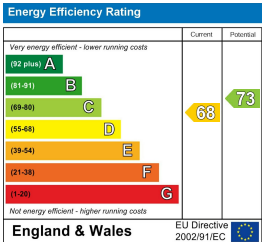
Area Map



Floor Plans



Energy Efficiency Graph



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