



Aldreds
Estate Agents

Basement Flat Park Mansions, 3 North Parade

Lowestoft, NR32 4PB

Asking Price £110,000



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Aldreds are delighted to offer this very spacious 1 bedroomed ground floor flat situated in this very desirable North Lowestoft location overlooking Sparrows Nest Park and a very short walk of the North Lowestoft beach. The accommodation includes a private entrance door leading in to the entrance porch area with storage space, wide entrance hall, spacious lounge with bay windows and high ceilings, spacious double bedroom, fully fitted kitchen, bathroom and separate W.C. There is also a useful dressing room/office area. To the outside front there is communal off road parking and to the rear the property has its own private garden. The property has lots of character, original windows and many in keeping features and would be ideal for a first time purchaser, investment buy or holiday home. Situated brilliantly within a short distance of the beach. Early viewing is strongly recommended. (Vendor in the process of clearing the property so no internal photos available) Immediate viewing is welcomed

Entrance Area

private entrance door, walk in storage cupboard & 2 storage alcoves.

Wide Entrance Hall

Fitted carpet, power points.

Lounge

20'8" x 15'1" (6.3 x 4.6)

Fitted carpet, radiator, original walk in sash bay window, brick fireplace, T.V point, power points.

Dressing Room

9'6" x 4'1" (2.9 x 1.25)

Ideal as a study/ office or walk in dressing room.

Bedroom 1

14'5" x 14'11" (4.4 x 4.55)

Fitted carpet, original sash window overlooking the rear garden, radiator, power points.





Kitchen

10'4" x 9'8" (3.17 x 2.96)

Timber effect vinyl flooring, range of modern fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, original sash window overlooking the rear garden, power points, recess for white goods including plumbing for a washing machine, built in electric oven with matching four burner gas hob, enclosed extraction cooker hood.

Inner Hallway

Fitted carpet, full length walk in cupboard which houses the energy efficient combination gas boiler.

Separate W.C

Vinyl flooring, low level W.C, radiator.

Bathroom

Tiled flooring, shower set over a panel bath, pedestal sink, part tiled walls, radiator.

Outside To the Front

There is a beautifully presented frontage with stone driveway which provides communal off road parking.

Outside To The Rear

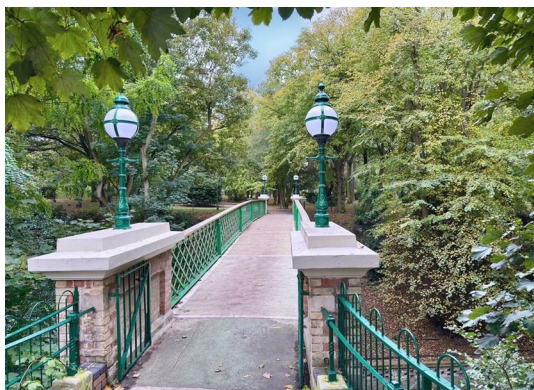
There is a privately owned lawned garden area with a full range of specimen flower and shrub borders.

Outgoings

Share Of The Freehold - (Lease Owned By The Freeholders)

Service charge £128.50 Per Month To Include buildings insurance

Council Tax Band A



Floor Plan

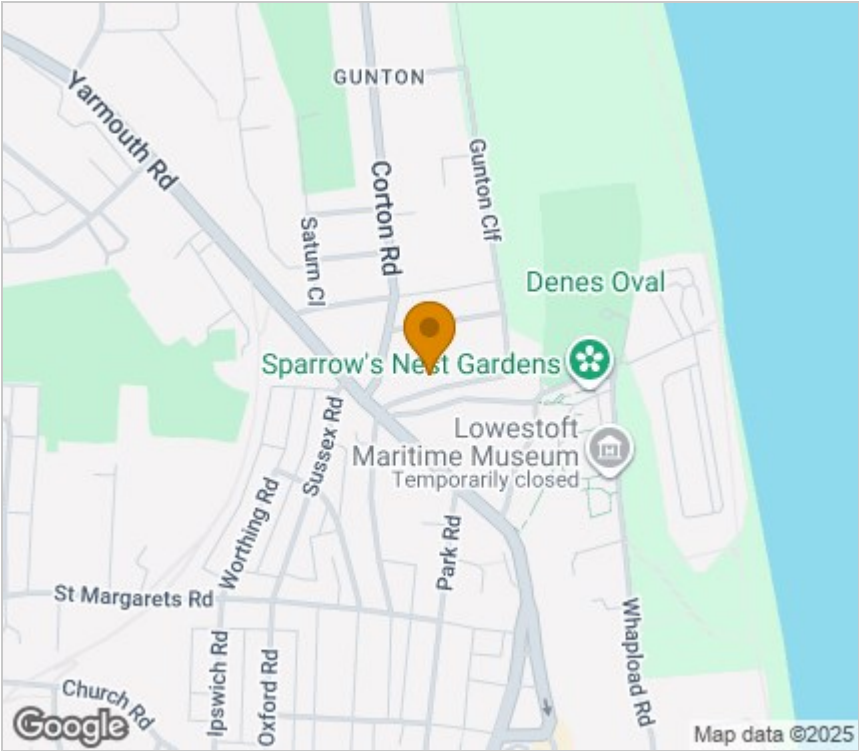


Viewing

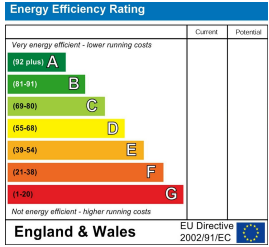
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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