

LEASEHOLD

Apartment

# GUN LANE LOWESTOFT NR32 1HL

Asking Price

£110,000

## FEATURES

- Two Bedrooms
- Modern Finish
- Open Plan Living
- Electric Heating
- Bike Store
- Top Floor
- North Lowestoft Location
- Kitchen Area
- Bathroom
- No Chain



# 2 Bedroom Apartment located in Lowestoft

A charming building off the high street in Lowestoft, this delightful apartment offers a perfect blend of comfort and convenience. Situated just off the bustling high street in a purpose built small development of individual apartments.

Step inside this spacious two-bedroom apartment to discover a well-designed layout that seamlessly connects the open plan sitting/dining area to the modern kitchen, creating a welcoming space for relaxation and entertainment. Both bedrooms are generously sized doubles with box bay windows, ensuring ample space for rest and relaxation. The bathroom is a good-sized layout with a white suite.

What sets this property apart is its unique communal courtyard, a hidden gem within this collection of apartments. The courtyard features a raised fish pond, creating a serene and inviting atmosphere for residents to enjoy. Whether you're looking to unwind after a long day or socialize with neighbours, this communal space offers a perfect retreat right at your doorstep. Bike shed included within this secure area.

Convenience is key with this apartment, as you can easily walk into the heart of Lowestoft's vibrant high street for shopping, dining, and entertainment. Additionally, being just a stone's throw away from the sea means you can enjoy leisurely strolls along the coast whenever the mood strikes.

Don't miss out on the opportunity to make this charming apartment your new home. Embrace the coastal lifestyle and the comfort of modern living in this unique property in Lowestoft.

## Communal entrance

Sealed unit double glazed door through to the courtyard. Stairs up to the first and second floors.

## Private Entrance Hall

Entrance door with security entrance system, doors all rooms.

## Open Plan Living Space

16'7 x 9'5

Sealed unit double glazed window to the side, Laminated style flooring with the seamless connection to the kitchen area, radiator.

## Kitchen Area

Range of base and wall mounted units, sink, integrated hob, oven and extractor. Space for appliances.

## Principal Bedroom

9'7 x 8'8

Sealed unit double glazed box bay window to the front, radiator. Laminated style flooring.

## Bedroom Two

10'0 x 7'9

Sealed unit double glazed box bay window to the front, radiator. Laminated style flooring.

## Bathroom

Panel bath, shower over with screen, wc and wash hand basin.

## Outside

Once you are through the main entrance and through to the courtyard there is a communal outside space with raised fish pond and gravelled area, along with the bike store.



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## SECOND FLOOR



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Council Tax Band  
**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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