

£315,000
Offers In Excess Of



Rectory Road

Pakefield, NR33 0DN

- FANTASTICALLY RENOVATED APARTMENT
- SEA VIEWS OVER AN AWARD WINNING BEACH
- PARKING WITHIN GATED ENTRANCE
- OFFERED CHAIN FREE

- NOT OFTEN AVAILABLE
- NEUTRALLY DECORATED FOR YOU
- A ONE OF A KIND OPPORTUNITY
- SPACIOUS ACCOMODATION
- OPEN PLAN LIVING
- STEP INTO STYLE





Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Entrance hall

Composite door opens into the entrance hall, carpet flooring, radiator, loft access, doors opening to bedrooms 1 & 2, lounge/diner, storage cupboard and the bathroom.

Bedroom 1

17'9" max x 10'1" max

Carpet flooring, UPVC double glazed sash window to the side aspect with sea views, radiator and doors opening into a built in wardrobe.

Lounge/diner

21'7" x 14'4"

Carpet flooring, x2 UPVC double glazed sash window to the side aspect with sea views, radiator and an opening leading through to the kitchen.

Kitchen

16'8" x 10'9"

Vinyl flooring, down lights, radiator, partially tiled walls, units above and below laminate work surfaces, inset composite sink & drainer with mixer tap, built in oven, integrated fridge-freezer, washer/dryer and dishwasher, inset electric hob and stainless steel extractor hood.

Bedroom 2

14'9" max x 14'5" max

Carpet flooring, UPVC double glazed window to the rear aspect, radiator and doors opening into the en-suite.

En-suite

6'10" x 5'3"

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, down lights, extractor fan, partially tiled walls, suite comprises of toilet, pedestal wash basin with mixer tap and a mains fed shower set within a cubicle enclosure.





Bathroom

6'10" x 5'2"

Vinyl flooring, radiator, down lights, extractor fan, partially tiled walls, suite comprises of a toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains fed shower above.

Outside

The building is set within a gated community, an allocated parking space and storage for bins is provided.

Lease information

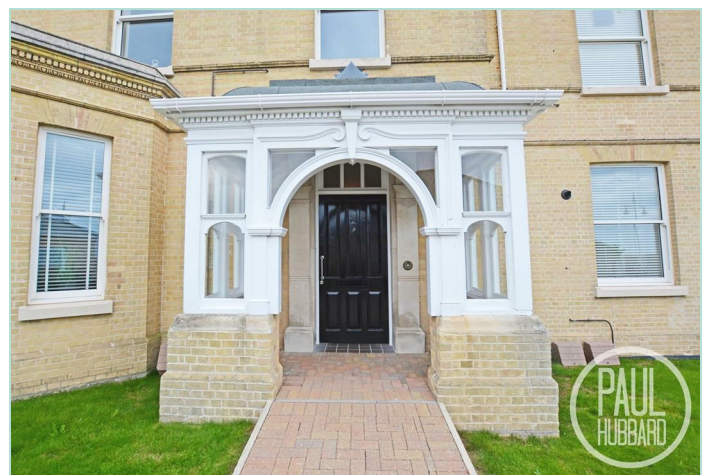
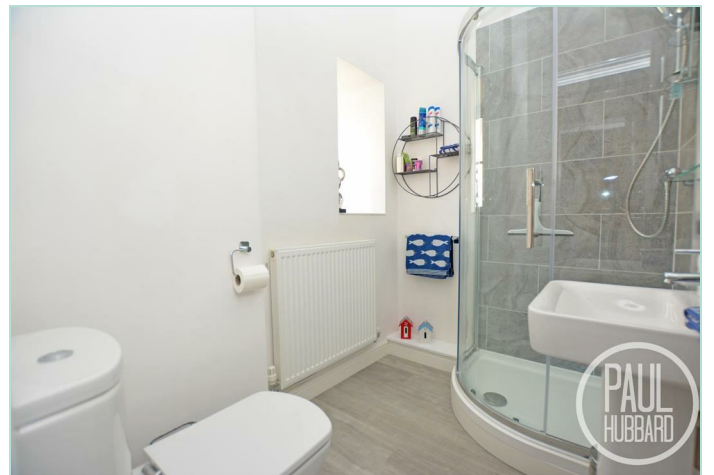
Lease length: 150 years from 1 January 2018. Annual Service Charge: Currently paid £275.25 to 30 June 2024, Charge is variable each year. Annual maintenance/ service charge: This charge is discussed at the Annual General Meeting with the 4 property owners. The charge covers buildings insurance, accountants fee, communal electricity and maintenance costs. Again this is subject to variation, so for the year to 30th June 2024 the current owner has paid £625.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

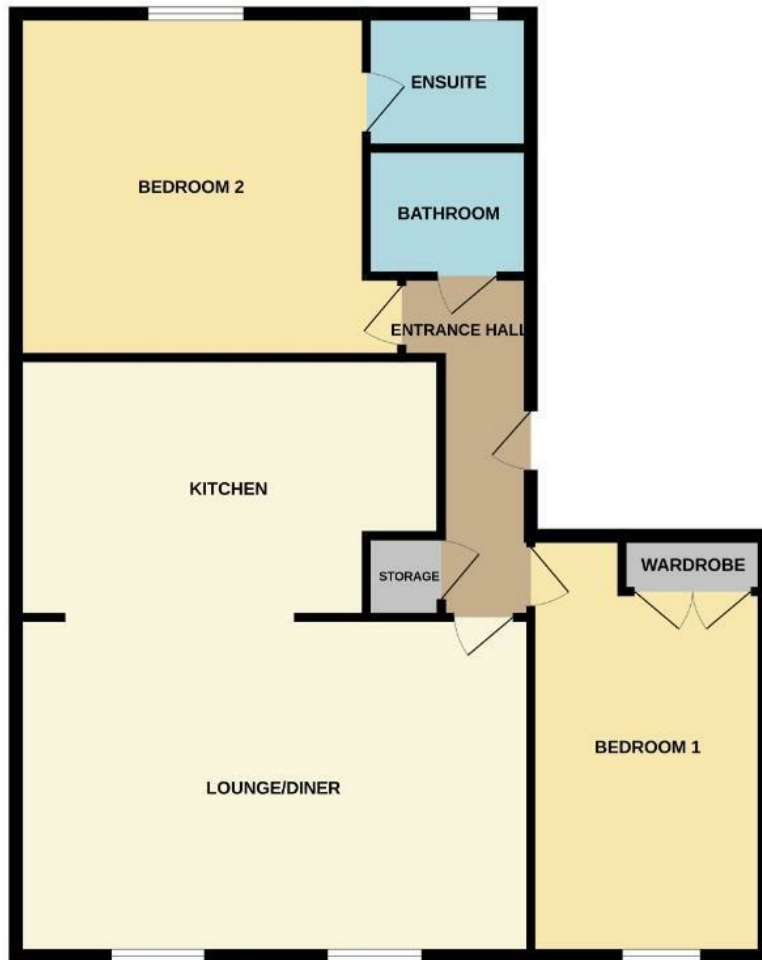






Tenure: Freehold
 Council Tax Band:
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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