

Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: D
 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		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£150,000
 Asking Price



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Carlton Road
 Kirkley, NR33 0FB

- Luxury ground floor apartment
- Private entrance
- Allocated parking space
- High ceilings & sash windows
- High quality finish

- Chain free
- Open plan living
- 250m from award winning beach
- Walking distance to Kirkley high street
- Neutral decor throughout



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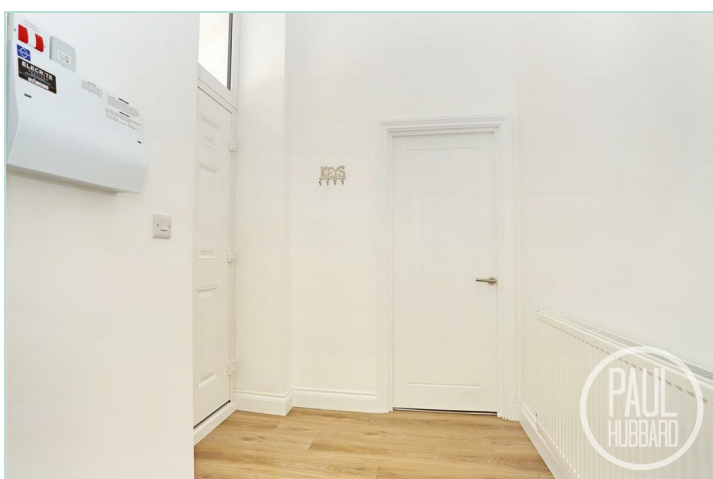
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance hall

7'4" max x 6'5" max

Entrance on the West side via a storm porch, where a door opens into the entrance hall. The entrance hall consists of LVT flooring and doors opening to the master bedroom & the open plan kitchen/dining/living space.



Open plan living space

19'7" x 17'3"

Large open plan space with dual aspect double glazed sash windows to west and south aspects, LVT flooring, down lights, units above & below laminate work surfaces, inset stainless steel sink & drainer with a mixer tap, induction hob, built in dual oven, integrated fridge-freezer and space for appliances & a sofa & table if desired.



Bedroom

19'6" x 13'8"

West facing double glazed sash window, space for super king sized bed and wardrobes, carpet flooring and a door opens to the shower room.

Shower room

11'11" x 7'7"

Benefits from having a shower enclosure with toilet and basin set in vanity unit, vinyl flooring and heated towel rail.

Lease information

This property has a 125 year lease with 123 years remaining. Ground rent £135PA. Maintenance IRO £100PM including buildings insurance etc.

Financial services

If you would like to know if you can afford this apartment 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, holiday home buyers, downsizers and relocators. Call or email in today to arrange your free, no obligation quote.

