

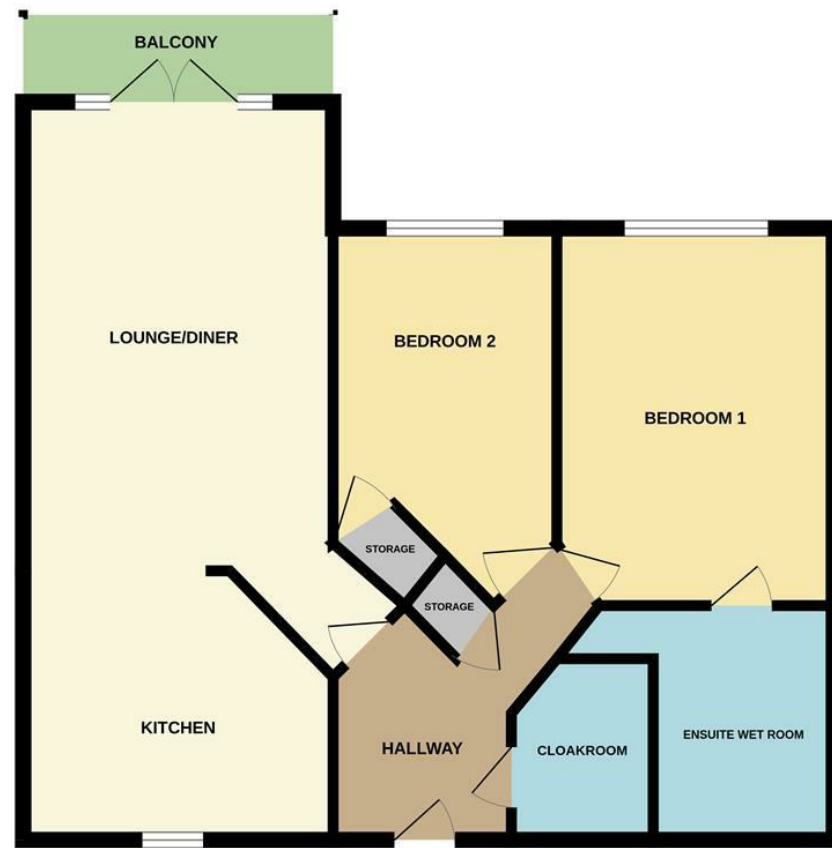
Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

£105,000
 Asking Price



GROUND FLOOR



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. Made with Metrix ©2024



Marram Green
 Kessingland, NR33 7AH

- SPACIOUS first floor apartment with lift
 - Suitable for 2 persons living together
 - Excellent communal spaces!
 - Shared ownership
 - OVER 55's
 - Thoughtfully designed for ACCESSIBILITY
 - SOUTH FACING balcony
 - 2 DOUBLE BEDROOMS
 - Gym, Cafe, Treatment Room, Library, Salon on site!
 - INDEPENDANT LIVING with support & care
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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 nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.



Entrance hall

Fitted carpet, radiator, loft access, doors opening to the main living space, bedrooms 1 & 2, a cupboard housing the fuse board and a cloakroom.

Main living space

The main living space is open plan and comprises a kitchen, lounge and dining space with double doors opening to the balcony.

Lounge/ diner

4.15 max x 3.09 max
Fitted carpet, radiator, UPVC double glazed windows to the rear aspect and double doors opening to the balcony.

South-facing balcony

4.07 x 0.88
Enjoy views of the park & church.

Kitchen

3.30 max x 2.81 max
Vinyl flooring, timber frame window to the rear aspect, units above & below, laminate work surfaces, spotlights, a built in oven, electric hob & extractor hood and spaces for appliances.

Bedroom 1

4.24 max x 3.19 max
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to the en-suite wet room.

En-suite wet room

2.85 max x 2.38 max
Vinyl flooring, radiator, extractor fan, part tiled walls, built in shelving units, suite comprises of a toilet, a wall mounted wash basin with hot & cold taps and a mains fed shower with a hand held attachment.

Bedroom 2

3.49 max x 2.39 max
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to a storage cupboard.

Cloakroom

1.84 max x 1.33 max
Vinyl flooring, extractor fan, suite comprising of a toilet, a wall mounted wash basin with hot & cold taps and a tiled splash back.

Charges

Well being charge (per week): £123.89
Care & support 4hrs min (per hour): £22.28
Service charge (per month): £21
Amenities (per month): £542.69

Optional charges

Laundry charge (per hour): £11.20
Shopping visit (per hour): £13.25

Agent note

Please note, all charges are subject to change.

Requirements

All residents must be 55 years+ and will have to enter into a separate deed of covenant with regard to the care services provided.

Lease information

99 years when the lease was first commenced on the 21st Oct 2010.

