

£250,000
Asking Price



Swonnells Walk

Oulton Broad, NR32 3PZ

- Chain free
- 2 Double bedrooms
- Spacious throughout
- Sought after Oulton Broad location
- Situated in the 4th floor
- Open plan living area
- Master bedroom with ensuite
- Off road parking
- Stones throw from the waters edge
- 92 Years left on the lease





Location

This 2 bedroom flat is situated in the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location.

Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!



Entrance Hall

Door to the front aspect, carpet flooring throughout, electric heater, loft hatch and doors opening to the main living area, bathroom, bedrooms 1-2, an airing cupboard and good size storage cupboard that could be used as a study room.



Main Living Area

8.13m max x 5.59m

A sizeable open plan space comprising of a kitchen, lounge and dining area. With x2 UPVC double glazed windows to the rear aspect benefitting from broad views.



Kitchen

3.68m x 3.90m

Carpet flooring leading up to vinyl, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring hob, integrated oven and space for appliances including a washing machine, dishwasher and fridge/freezer.

Bathroom

2.22m x 2.28m

Tile flooring throughout, part tile walls, heated towel rail, p-shape bath with electric shower above, vanity unit with inset hand wash basin and toilet with hidden cistern.



Bedroom 1

4.47m x 3.21m

UPVC double glazed window to the rear aspect benefitting from broad views, carpet flooring throughout, space for a double bed, an electric heater and door opening to the ensuite.

Ensuite

1.39m x 2.19m

Vinyl flooring throughout, a toilet, pedestal hand wash basin and an electric shower enclosed within a part tile and glass cubicle.



Bedroom 2

4.47m x 2.85m

UPVC double glazed window to the rear aspect benefitting from broad views, carpet flooring throughout, space for a double bed, an electric heater.

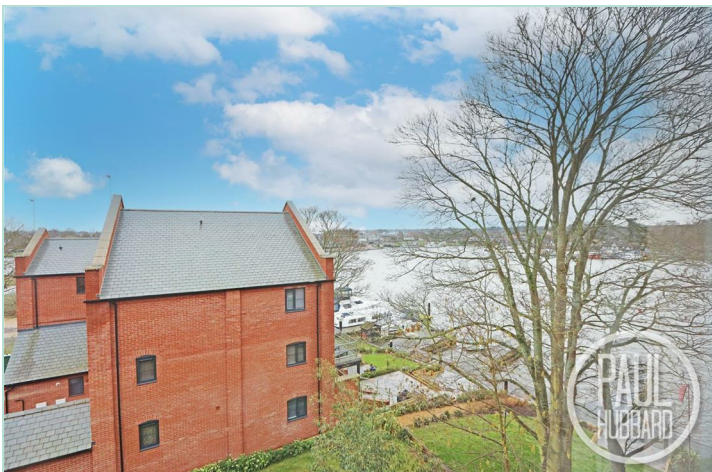
Agent Note

- This flat is situated on the 4th floor of the main building
- The current owners are in the process of purchasing a share of a freehold (please enquire for more info)
- There are 92 Years left on the lease
- Service charges are approx. £1800 per annum

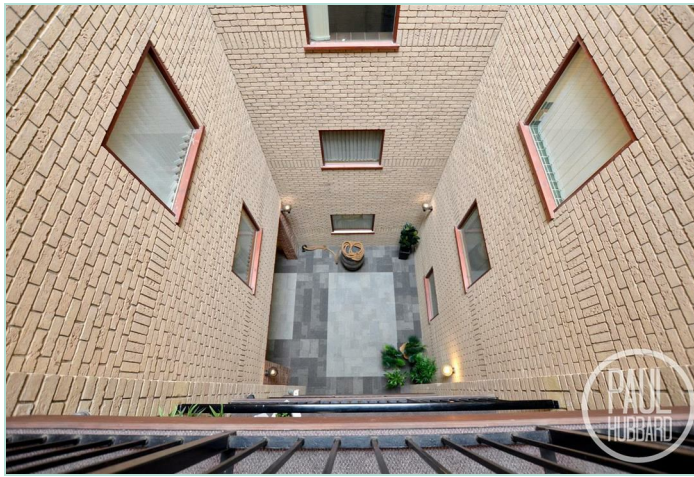


Financial Services


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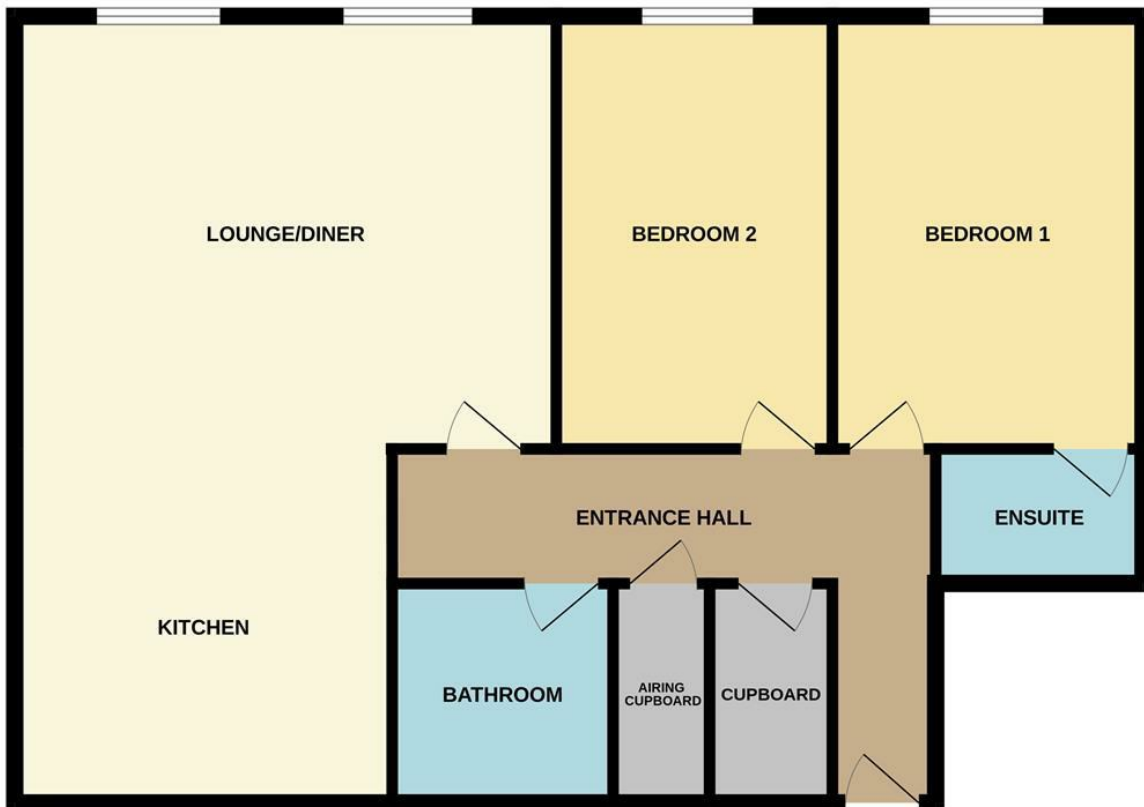




Tenure: Leasehold
 Council Tax Band: C
 EPC Rating:
 Local Authority: East Suffolk Council

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

EVERETT COURT
 966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.
 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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