

Tenure:
Council Tax Band:
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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£695 Per
Per Calendar Month



TOTAL FLOOR AREA: 429 sq.ft. (39.9 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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Maidstone Road

Lowestoft, NR32 2AY

- 1 Bedroom first floor apartment
- Close to local amenities
- Heart of North Lowestoft
- Walking distance to the town centre
- Modern kitchen and shower room
- Separate entrance hall
- Fully furnished option available
- Neutral colours throughout



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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

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Location

This first floor apartment is located walking distance to Lowestoft main town centre and local corner shops within the area. It features a bedroom, sitting room, a modern kitchen and shower room.

Entrance hall/landing

Door to the side aspect, carpet flooring and stairs lead up to the main landing with doors opening to the bedroom, sitting room and kitchen.

Bedroom

3.67m x 3.55m

Located at the front of the property benefitting from ample natural light with windows to the front and side, carpet flooring throughout,

Sitting Room

3.30m x 2.62m

Window to the side aspect, carpet flooring throughout,

Kitchen

3.49m max x 3.49m max

A modern space with windows to the side and rear aspects, door to the shower room, various wall and base units, electric heating, extractor fan, ceramic hob and integrated oven.

Shower room

1.27m x 1.92m

White suite comprising of a toilet, vanity unit, electric shower within a glass cubicle, window to the rear and electric heated towel rail.

Agent note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

