

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**£130,000**  
 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 Metropix ©2024



**Crown Street West**  
 Lowestoft, NR32 1SG

- Chain free
- Well presented throughout
- Modern kitchen
- Modern shower room
- Neutral colours throughout
- 1 Double bedroom
- Separate entrance hall
- Gas central heating
- Heart of North Lowestoft
- Open plan living space with ample natural light

Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
 www.paulhubbardonline.com  
 01502 531218  
 info@paulhubbardonline.com

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

e - info@paulhubbardonline.com t - 01502 531218





### Location

This 1 bedroom apartment 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

Double doors to the front aspect, original tile flooring throughout, solid oak door opening into the main living area and a second pair of double doors that open to a built in storage cupboard.

### Main living area

5.05 x 2.81

An open plan space boasting natural light with x2 sash windows to the front and side aspects, laminate flooring throughout, x2 vertical radiator and an opening to the kitchen.

### Kitchen

2.83 max x 2.24 max

A newly fitted kitchen with units above and below, solid wood work surfaces, part tile walls, ceramic sink with drainer, ceramic hob, extractor fan, integrated oven, space for a washing machine and fridge/freezer. Solid oak doors open to the shower room and bedroom.

### Shower room

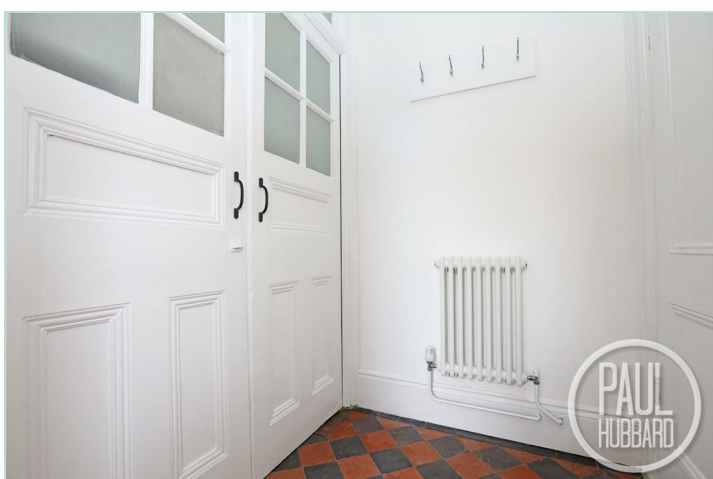
1.81 x 1.73

Tile flooring throughout, part tile walls, heated towel rail, vanity unit with inset hand wash basin and toilet with hidden cistern, mains fed shower enclosed within a glass cubicle.

### Bedroom

3.31 x 2.88

Sash window to the front aspect, laminate flooring throughout, a radiator and an opening to an additional storage area which houses the gas boiler.



### Lease information

The properties are sold with a new 999 year lease and the new owner will benefit for a share of the freehold.

Maintenance company: A new management company is in the process of being set up, owners will own a share of this company.

Ground rent: tbc, usually £100-£300 per year.

There is an option to offer on share of the freehold, please contact the office for more information.

### 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.

