

Tenure:
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	82
(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	

£550 Per
Per Calendar Month



LONDON ROAD SOUTH
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 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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London Road South

Lowestoft, NR33 0DX

- Walking distance to the beach
- Close to local amenities
- 1 Bedroom flat
- Gas central heating
- Situated on the second floor
- Ideal for public transport links
- Communal parking to the rear
- EPC Rating: C77
- Spacious open plan living area
- Separate entrance hall



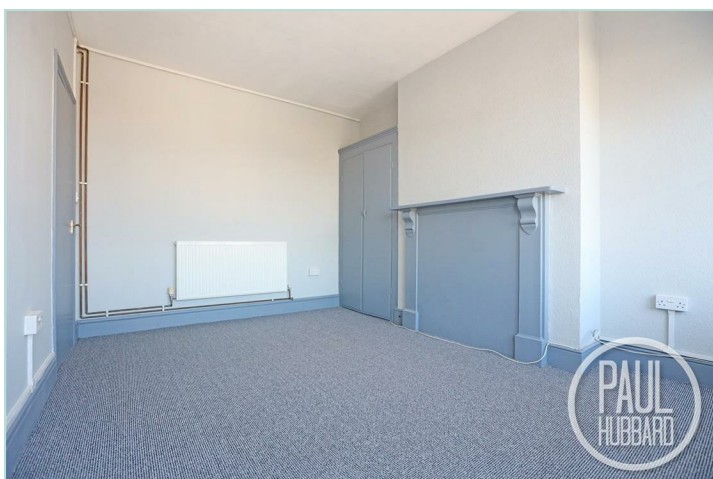
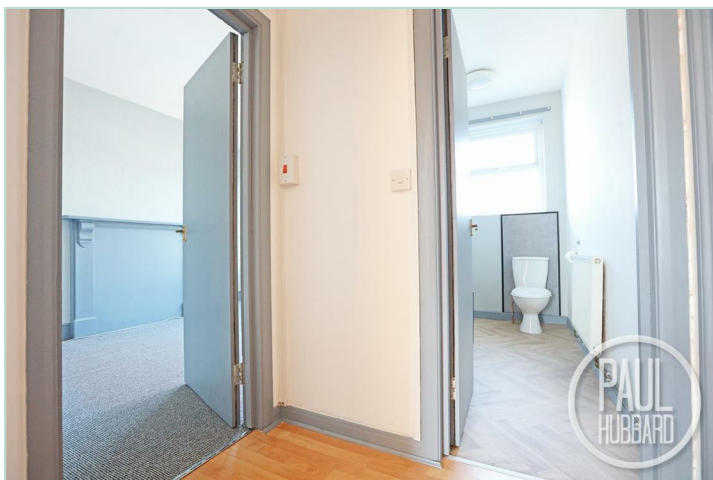
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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Location

This 2 bedroom flat is situated a stones throw from the beach 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

Entrance door to the side aspect, laminate flooring throughout and doors opening to the bathroom, bedroom and main living area.

Bathroom

2.77m x 1.59m
UPVC double glazed window to the rear aspect, newly fitted vinyl flooring throughout, a radiator, pedestal hand wash basin, toilet and bath with electric shower above.

Bedroom

3.77m x 3.16m
x2 UPVC double glazed windows to the rear aspect, newly fitted carpet flooring throughout, a radiator and doors opening to a built in cupboard.

Main Living Area

4.56m x 4.87m
A spacious open plan lounge/diner with x2 UPVC double glazed windows to the front aspect, newly fitted laminate flooring throughout, a radiator, doors opening to a built in cupboard and the kitchen.

Kitchen

3.11m x 2.15m
UPVC double glazed window to the front aspect, newly fitted vinyl flooring throughout, a radiator, wall mounted gas boiler, opening to a built in cupboard, units above and below, laminate work surfaces, stainless steel sink with drainer and space for appliances including a washing machine, fridge and oven.

Agent Note

This flat is located on the second floor of the main building, it benefits from communal off road parking to the rear.

Application

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.

