

£595 Per
Per Calendar Month



Swonnells Court

Lowestoft, NR32 3PY

- One bedroom apartment
- Off road parking
- Ready to move into
- Stunning location
- Situated on the broads
- **Ground floor**
- Dryer room
- Cycle storage
- Double glazing
- Open plan kitchen/ lounge

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**PAUL
HUBBARD**



LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich. This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



COMMUNAL ENTRANCE HALL

Entrance intercom system, lift for access to upper floors and wood entrance door opening to lobby.

TIMBER DOOR OPENING TO ENTRANCE STUDY

ENTRANCE STUDY

Carpet flooring, and door opening to entrance hall.

ENTRANCE HALL

Carpet flooring, doors opening to bathroom, bedroom and lounge/diner.



BATHROOM

9'6" x 7'3"

Tile flooring, pedestal wash basin, toilet, panel bath with electric shower above.

BEDROOM

12'6" x 8'10"

UPVC double glazed window to rear and carpet flooring throughout.

LOUNGE/DINER

16'9" x 12'2"

2 x UPVC double glazed windows to rear, carpet flooring throughout, door opening to storage cupboard and entrance into kitchen.



KITCHEN

10'2" x 7'3"

Vinyl flooring, units above and below work surfaces, stainless steel sink and drainer, spaces for fridge freezer and washing machine. Integrated oven, ceramic hob and extractor fan.

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.

Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council

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.
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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