

Tenure: Leasehold  
 Council Tax Band: B  
 EPC Rating: E  
 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			71
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£130,000  
 Guide 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



Marlborough Court  
 Suffolk, NR32 3AU

- Ground floor apartment in the heart of Oulton Broad
- Set within a well-maintained building
- Double bedroom
- Part of a secure community
- Help call buttons in hallway
- Generously sized communal garden area
- Ample storage space
- Chain free
- Communal parking spaces
- Close to local amenities & shops



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### Location

Discover 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!

### Communal Entrance Hall

The entrance hall, accessed through a front-facing door, is carpeted and well-maintained, leading directly to the flat's entrance on the ground floor.

### Entrance hall

Fitted carpet, electric radiator, airing cupboard, storage cupboard and doors opening to the sitting room, dining room, shower room & bedrooms 1.

### Sitting room

3.87 x 3.36

Fitted carpet, UPVC double glazed window to the front aspect, electric radiator, electric fireplace and a door opening to the kitchen.

### Kitchen

3.07 x 2.01

Vinyl flooring, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, tile splash backs, integrated fridge freezer & extractor hood and spaces for an oven & washing machine.

### Shower room

2.26 x 1.78

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap and an electric shower set into a cubicle enclosure.

### Bedroom 1

3.67 x 3.23

Fitted carpet, UPVC double glazed window to the rear aspect, electric radiator and fitted storage cupboards.

### Dining room

2.87 x 2.12

Fitted carpet, electric radiator and French doors opening to the rear garden.



### Outside

Situated within a welcoming community, this property features a pathway lined with neatly bordered plants and manicured lawns, leading to the entrance of a block of four flats. This particular flat is conveniently located on the ground floor.

The rear of the property boasts a patio area, alongside a well-kept lawn adorned with mature plants, shrubs and trees. This shared space enhances the sense of a close-knit community among the neighbouring properties.

### Lease information

65 years left to run on the lease

Ground rent: £127.60 every 6 months

Service charge : £2737.93 every 6 months

(Can be subject to change)

### 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.

### Agent note

Age restricted: One resident must be over 60, then anyone living with them can be over 55.

