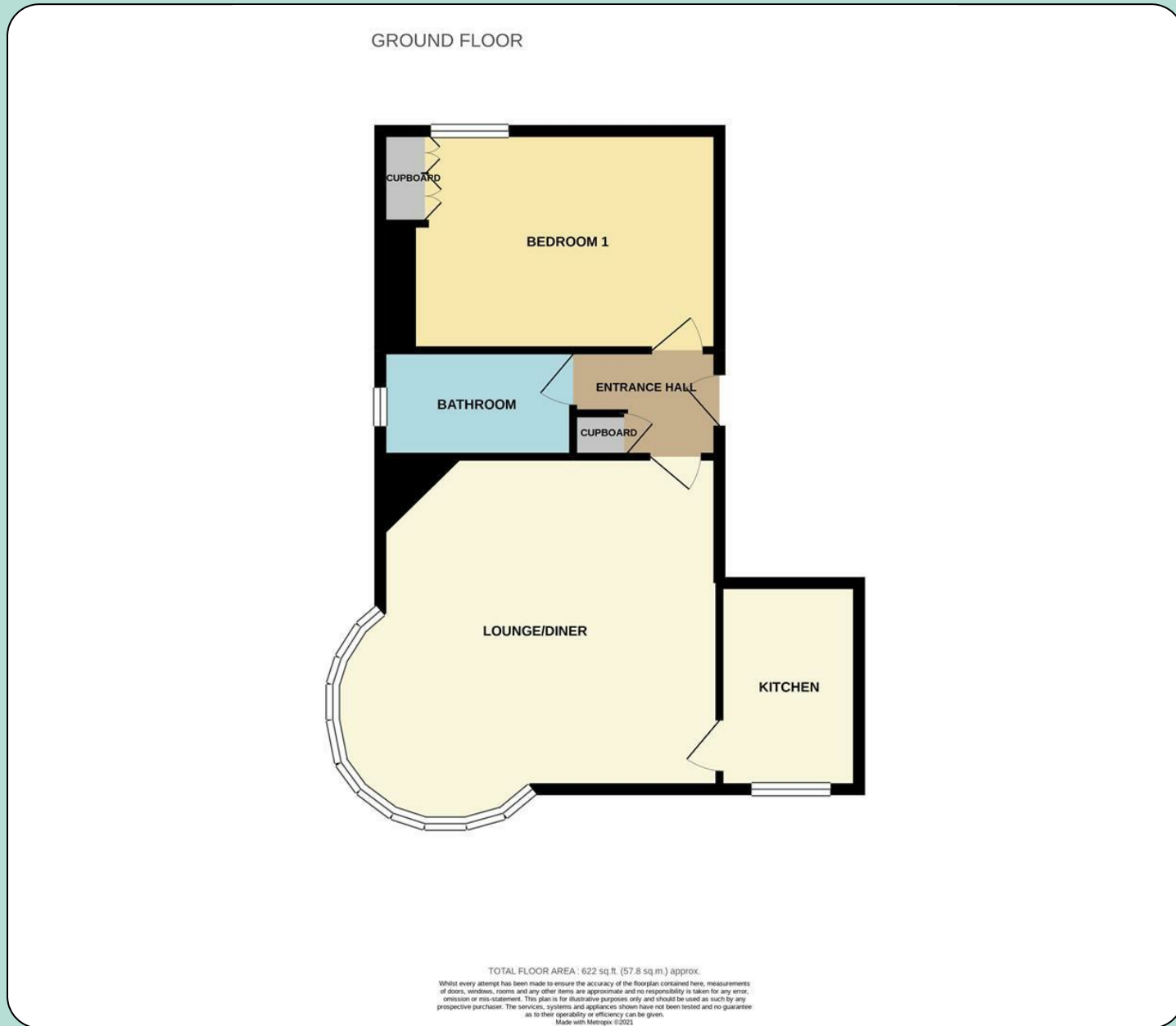


Tenure:
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

£700 Per
Per Calendar Month



St. Bridget

Lowestoft, NR32 4PB

- Sought after GUNTON location
- 1 Bedroom apartment
- Stunning high ceilings
- Feature circular bay window
- EPC RATING C70
- Off road parking
- Spacious throughout
- Open plan lounge/diner
- Period features
- Walking distance to North Denes beach

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

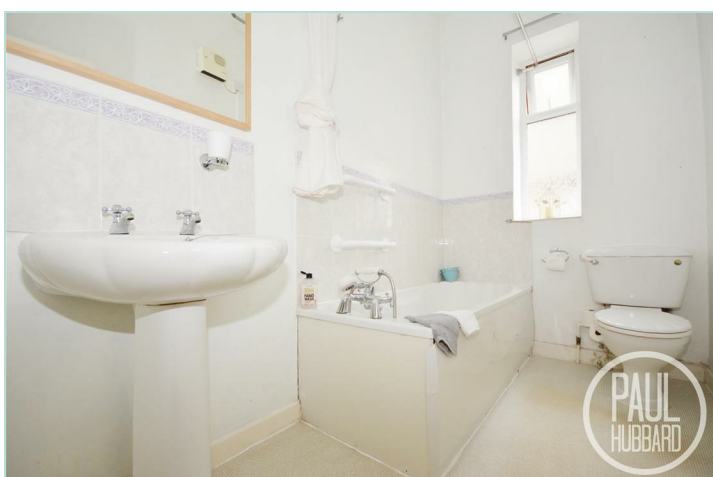
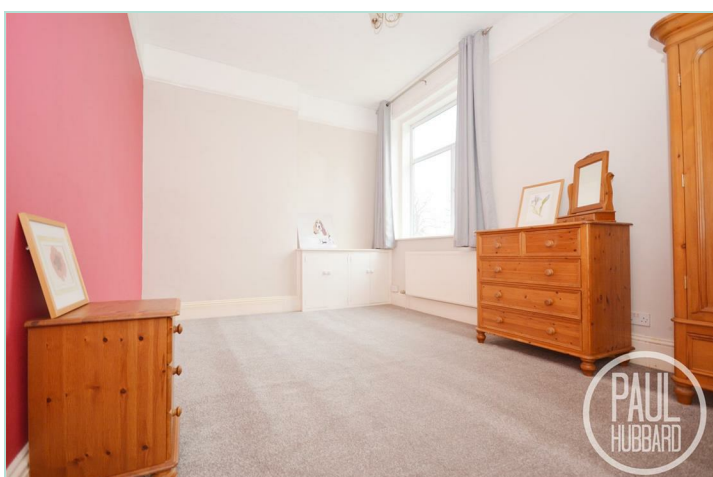
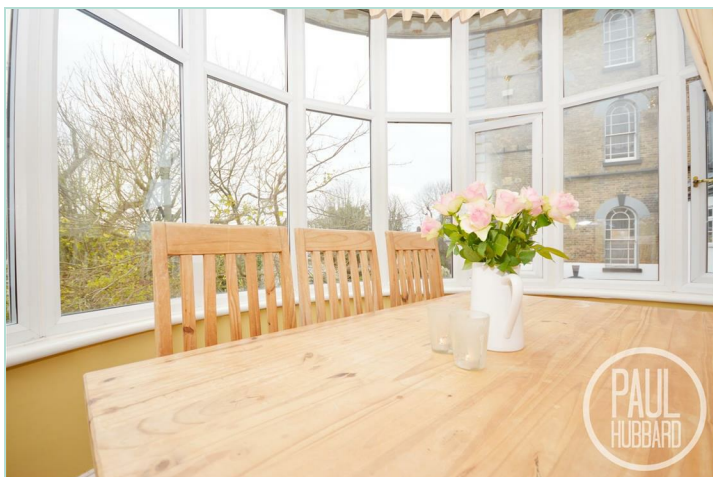
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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 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 Blue Flag 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, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

ENTRANCE HALL

2.2 x 1.5

Entrance door to side aspect opening into entrance hall, carpet flooring, radiator, doors opening to storage cupboard, bathroom, bedroom and lounge diner.

LOUNGE/DINER

5.1 x 5.0 max

UPVC double glazed feature circular bay window to front aspect, carpet flooring, x2 radiators, dado rail, picture rail, electric fire, door opening to kitchen.

KITCHEN

3.1 x 2.1

UPVC double glazed window to front aspect, vinyl flooring, radiator, wall mounted gas combi boiler, units above and below, stainless steel sink with drainer, part tile walls, integrated oven, 4 ring gas hob, extractor fan, fridge and separate freezer and washing machine.

BATHROOM

2.9 x 1.6

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, toilet, bath with handheld shower attachment, pedestal wash basin, radiator.

BEDROOM 1

5.1 x 3.3

UPVC double glazed window to rear aspect, carpet flooring, radiator, picture rail, space for king size bed, doors opening to built in cupboards.

OUTSIDE

The apartment is situated on the first floor of the main building and benefits from off road parking.

AGENT NOTE

Feature high ceilings throughout the property measure 3.14m

APPLICANT 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.

