

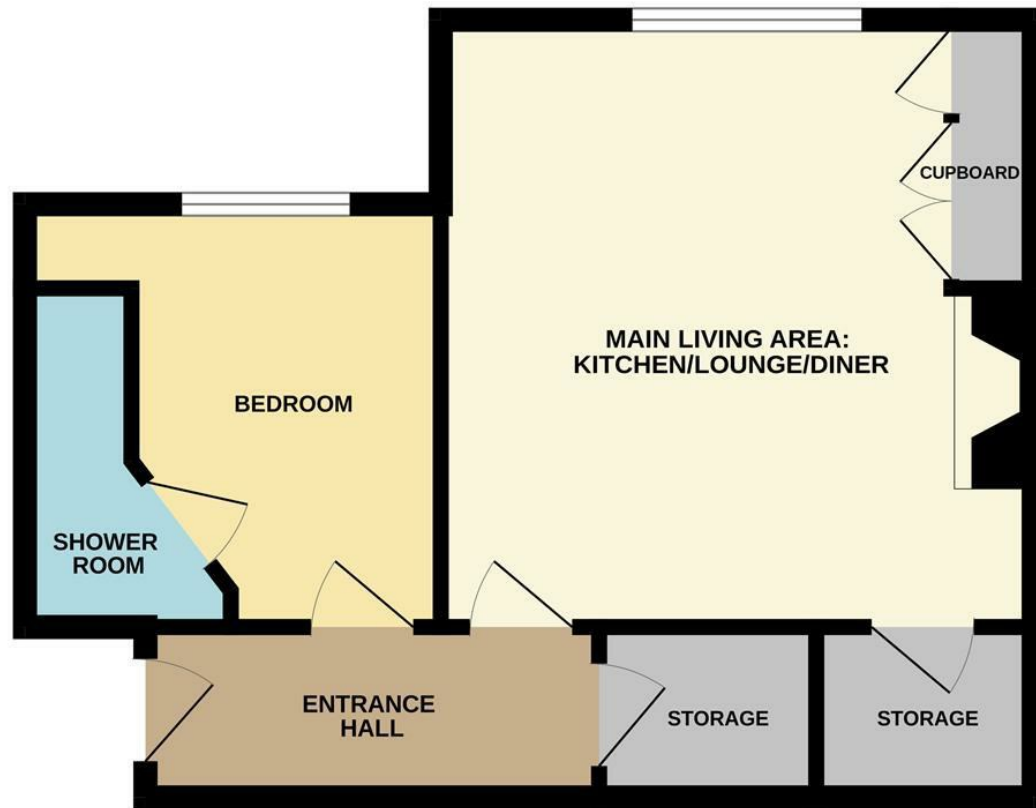
Tenure:
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

£650 Per
Per Calendar Month



WEDGEWOOD COURT
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.2 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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North Parade
Gunton, NR32 4PB

- Set in a stunning period building
- Ground floor studio apartment
- Sash windows
- Double bedroom
- In a sought after location moments from Sparrows Nest
- Modern kitchen & bathroom
- Ready to move into
- Communal gardens
- Communal laundry room
- Off road parking



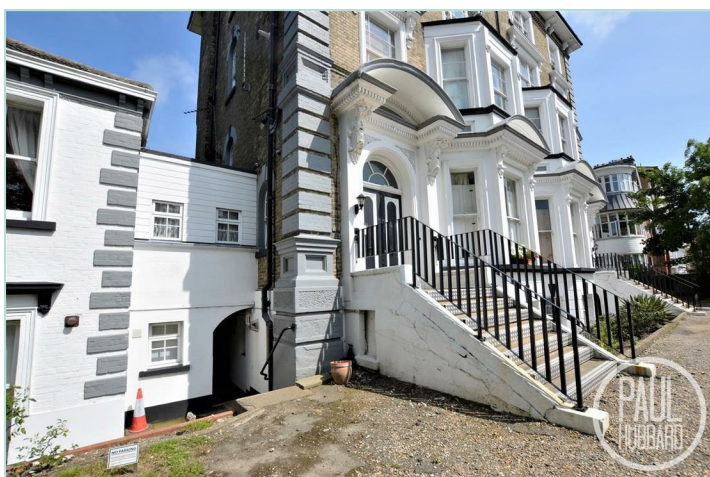
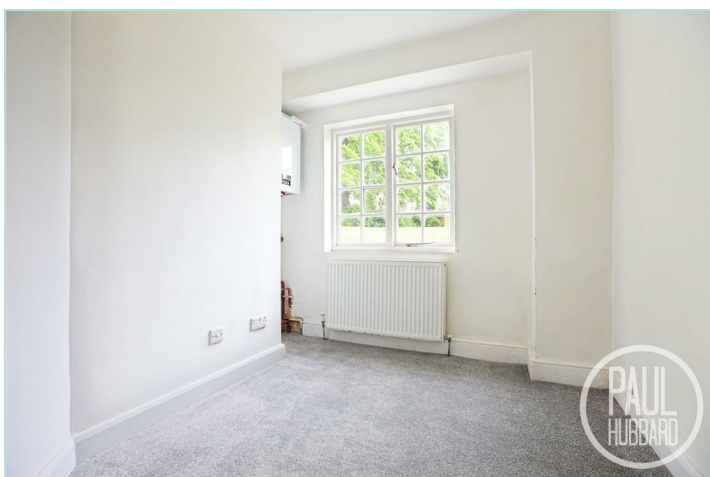
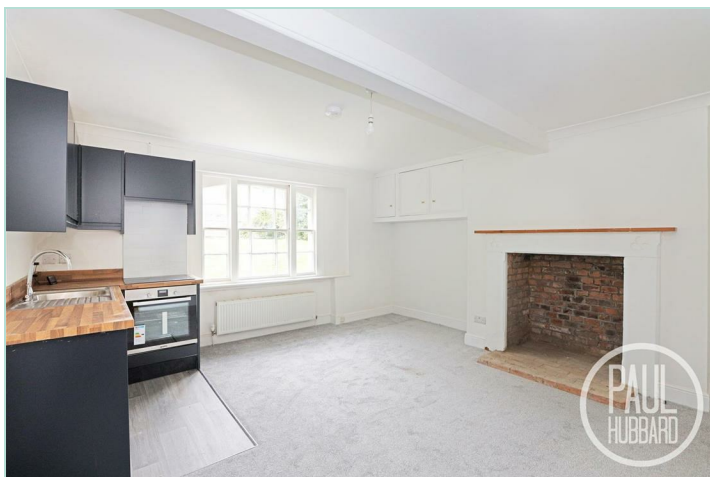
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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Location

This one bedroom studio is situated in the heart of Gunton, Lowestoft, 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, you'll feel like you're living in a postcard. 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Entrance Hall

Entrance door and window to the side aspect, laminate flooring throughout, built in shelving and doors opening to a storage cupboard, the main living area and bedroom.

Bedroom

3.27m x 2.56m max
Window to the rear aspect, carpet flooring throughout, a radiator, wall mounted gas boiler and door opening to the shower room.

Shower Room

2.43m max x 1.85m max
Vinyl flooring throughout, a heated towel rail, toilet with integral hand wash basin and mains fed shower enclosed within a glass cubicle.

Main Living Area

4.50m x 4.55m max
Kitchen/lounge/diner
Sash window to the rear aspect, carpet flooring leading up to vinyl, x2 radiators, feature brick fireplace, wall mounted cupboards and a door opening to a walk in cupboard with integral clothes rail. The newly fitted kitchen area comprises of units above and below, laminate work surfaces, stainless steel sink with drainer, 4 ring induction hob, integrated oven and space for a fridge.

Outside

The building is set on a large plot with communal laid lawn, shingled areas and mature plants and trees. Off road parking and a communal laundry room is provided to the rear of the building and is open to all residents.

Application 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.

