

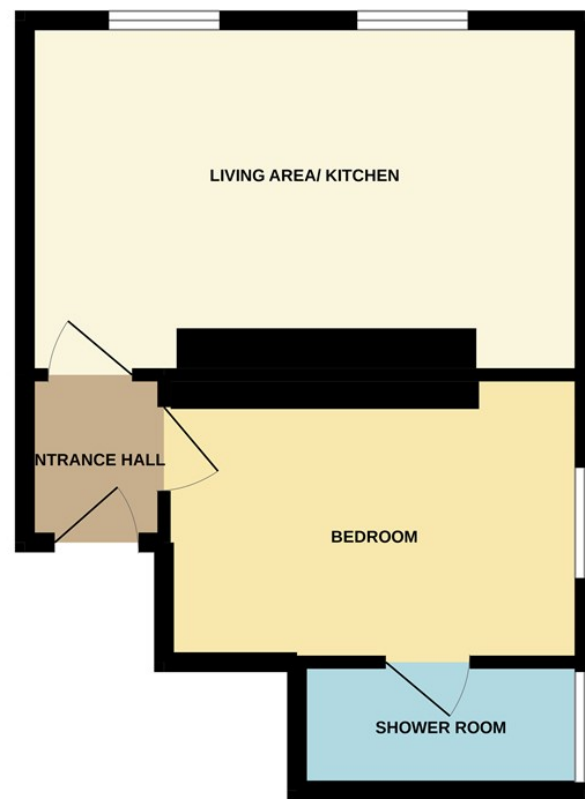
Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

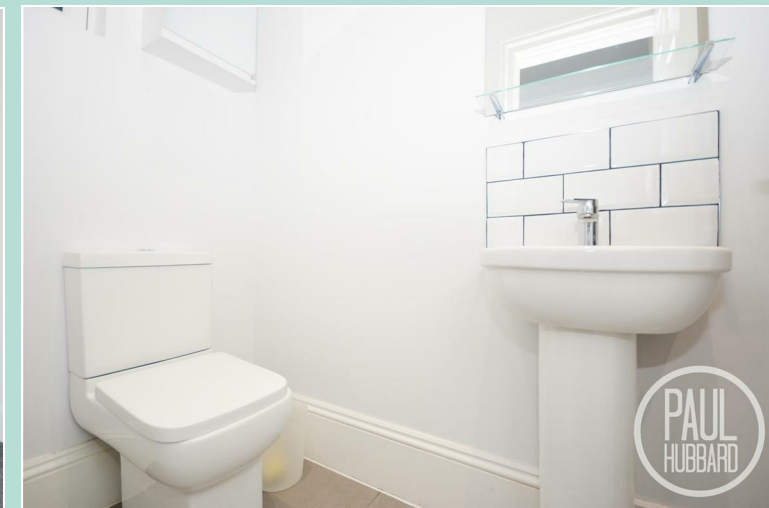
£625 Per Calendar Month
 Per Calendar Month



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 ©2022



London Road North
 Suffolk, NR32 1ET

- Ideal one bedroom apartment
- UPVC double glazing
- Modern kitchen
- Well presented
- Neutral colours
- Close to local amenities
- Ideal for public transport links
- Close to town centre
- Open plan living space
- Popular location



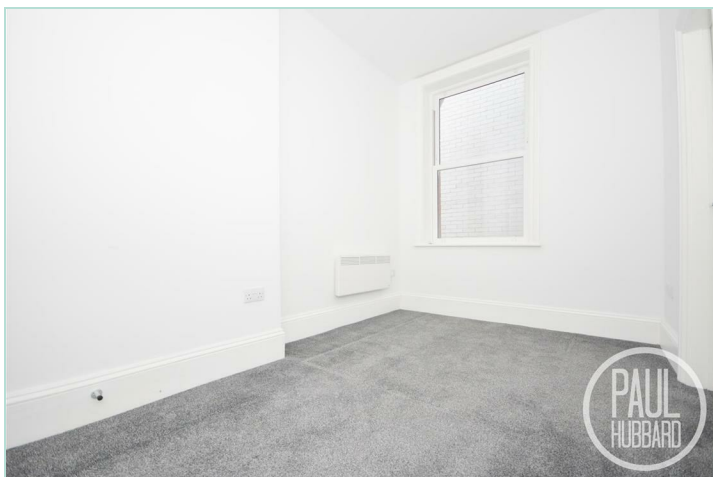
Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

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

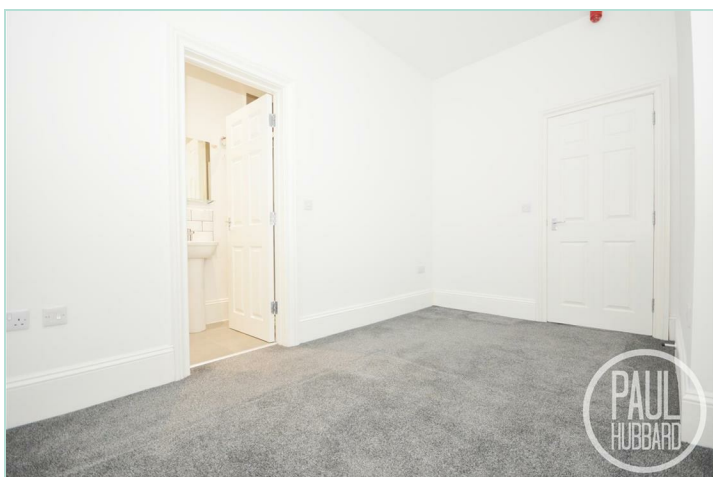
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LOCATION

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.

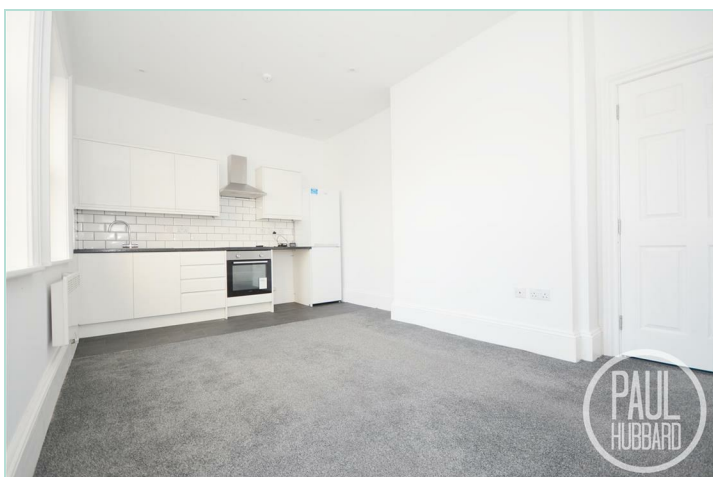


ENTRANCE HALL

Door opens to entrance hall, doors open to kitchen / lounge and bedroom.

LIVING AREA

5.1 x 3.3
x2 UPVC double glazed windows to rear aspect, carpet flooring, electric heater, open to kitchen area.



KITCHEN AREA

Vinyl flooring, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven, space for fridge freezer and washing machine.

BEDROOM

3.8 x 2.5
Wooden window to side aspect, door opens to ensuite.

SHOWER ROOM

2.6 x 1.0
UPVC double glazed window to side aspect, tile flooring, part tile walls, heated towel rail, toilet, pedestal hand wash basin, electric shower enclosed within a glass cubicle.

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.

