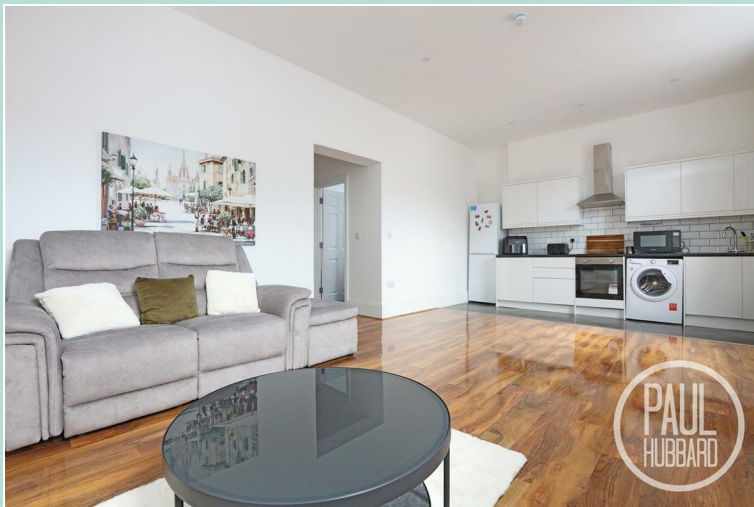


£795 Per
Per Calendar Month



Regent Road

Lowestoft, NR32 1PA

- Stunning two bedroom apartment
- Beautifully presented
- Master with en suite
- Modern fitted kitchen
- Open plan living area
- Central location
- Close to local amenities
- Spacious layout
- Available from August
- EPC Rating: C75

**PAUL
HUBBARD**



Location

This 2 bedroom apartment is situated in the heart of Lowestoft's town centre. A town which benefits from 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 tantalize 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

Gloss laminate hardened wooden floor with door opening to inner hall



Inner hall

Gloss laminate hardened wooden floor, opening to living area, bathroom and bedrooms 1-2



Living area/Kitchen

6.6m x 4.1m

X2 UPVC double glazed sash windows to front aspect, gloss laminate flooring with vinyl in kitchen area. Units above and below work surfaces with inset stainless steel sink and drainer. Integrated oven with ceramic hob and extractor fan and fridge freezer.



Bedroom 1

4.4m x 3.6m

X2 UPVC double glazed sash windows to side aspect, carpet flooring and door opening to en suite

En suite

1.8m x 1.6m

Toilet, pedestal wash basin, grey slate style porcelain tile flooring and shower splash back with electric shower and crittal style cubicle doors



Bedroom 2

2.8m x 2.1m

UPVC double glazed sash window to side aspect and carpet flooring

Application process

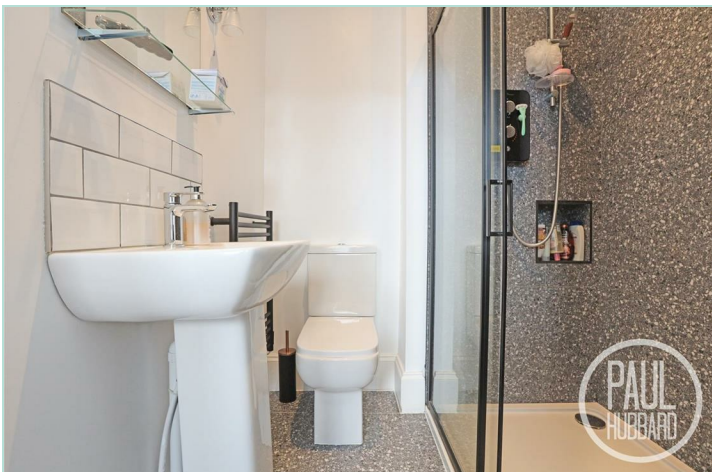
If you are interested in applying for this property there is a simple process

- 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!



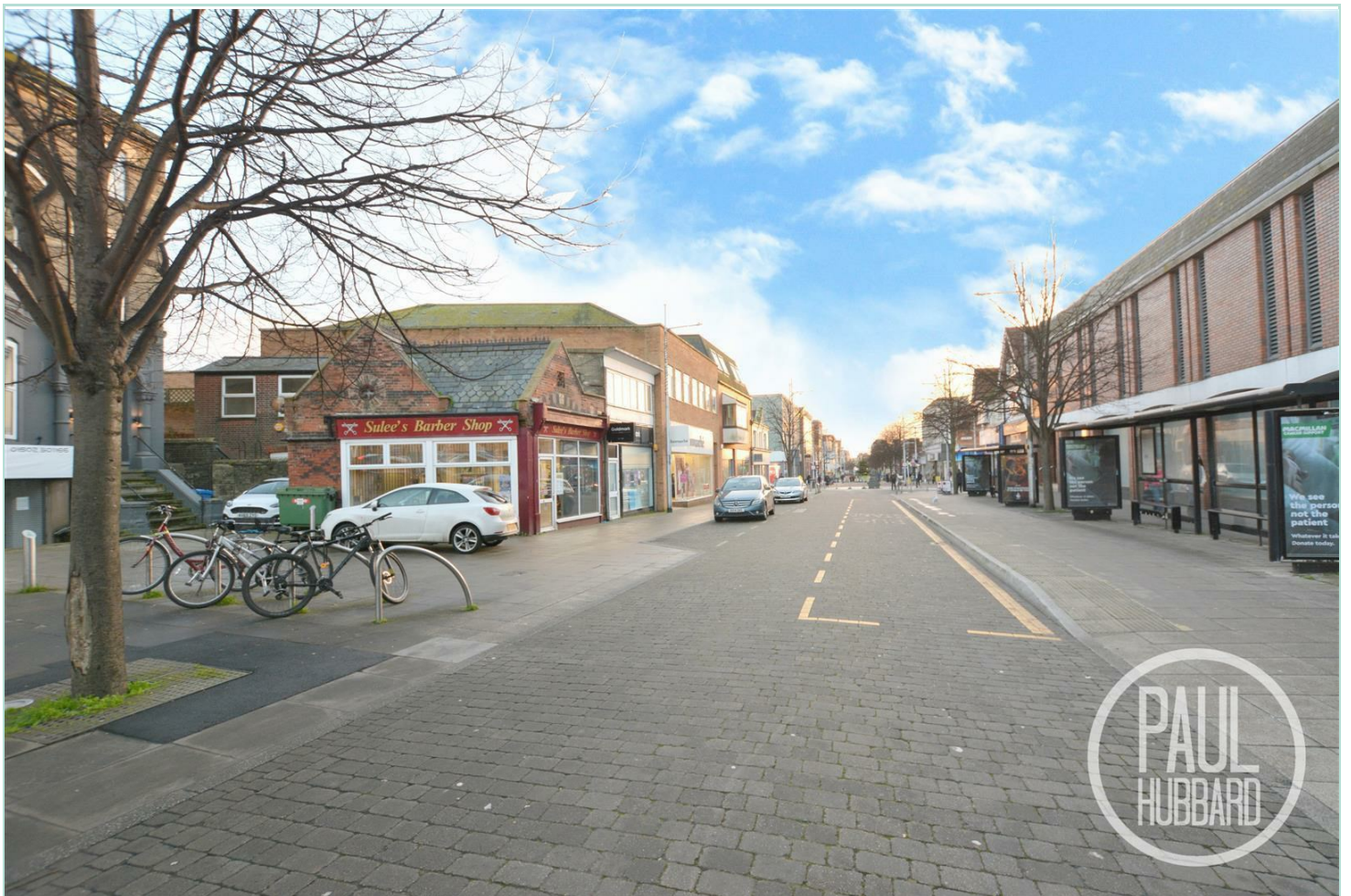
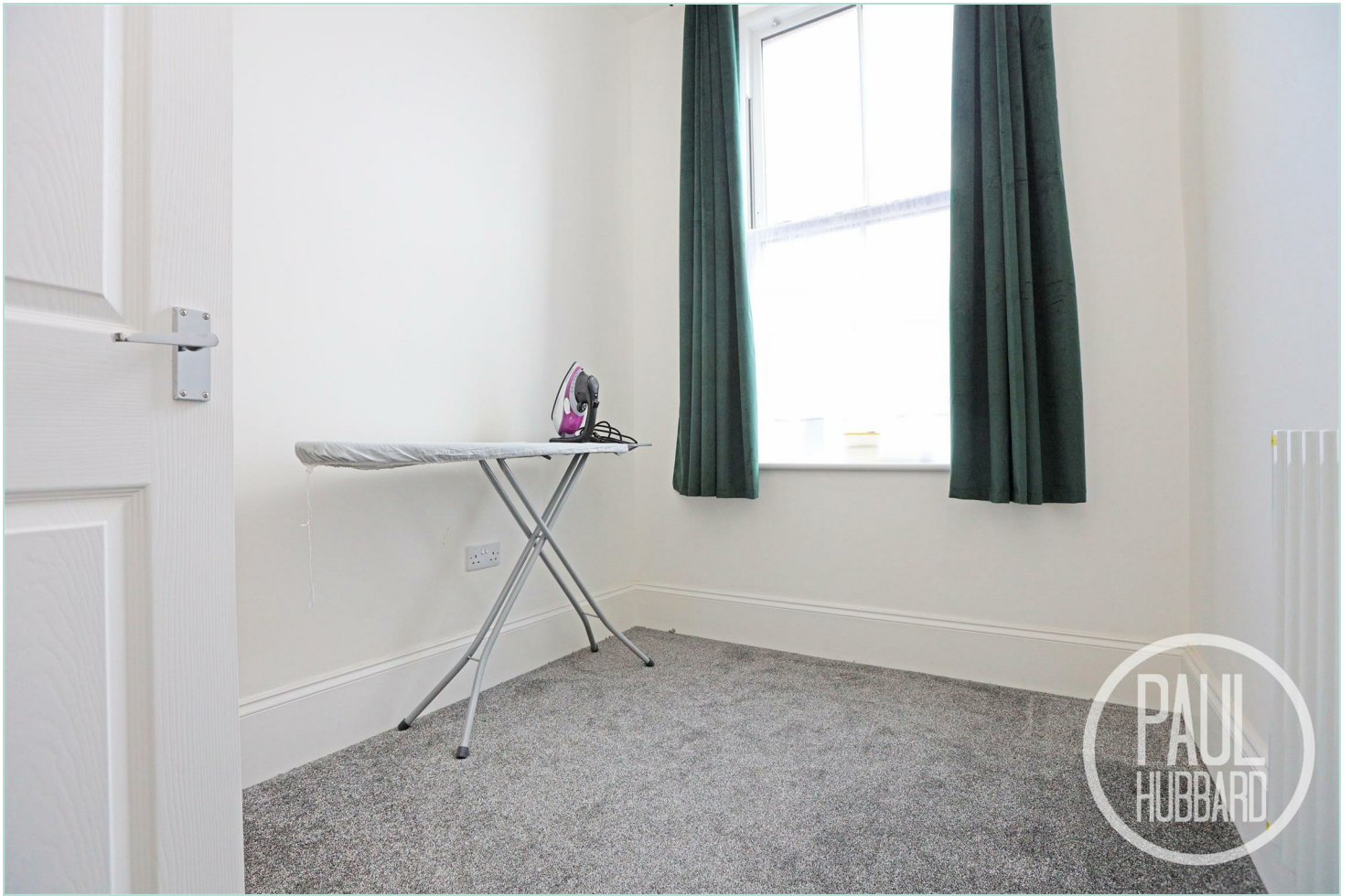
Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of £1988 per month (this can be a combined income if more than 1 tenant



*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.

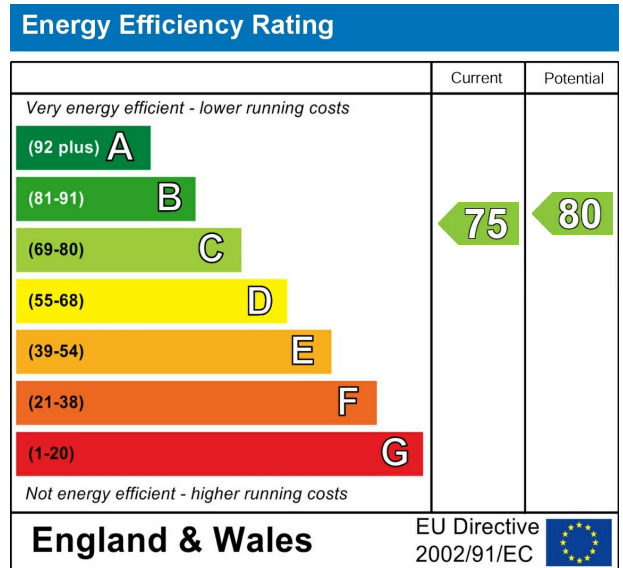


GROUND FLOOR



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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Council Tax Band: New Build
 EPC Rating: C
 Local Authority: East Suffolk Council



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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