

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

£210,000
Offers Over



Victoria Court

Kirkley, NR33 0DE

- Spacious flat set in a gorgeous period property
- Situated on the 3rd floor
- 2 separate bedrooms
- Stunning sea views
- 2 reception rooms
- Building with passenger lift
- Allocated off road parking
- Communal garden with direct access to promenade
- Perfect for making your own
- Walking distance to Kirkley shopping village

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

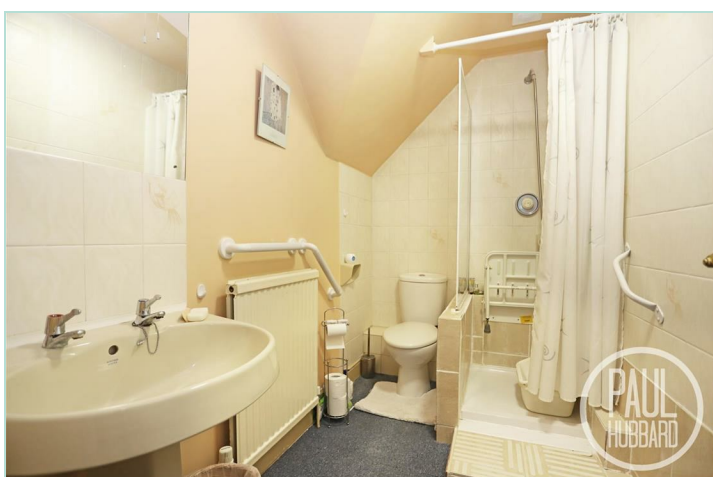
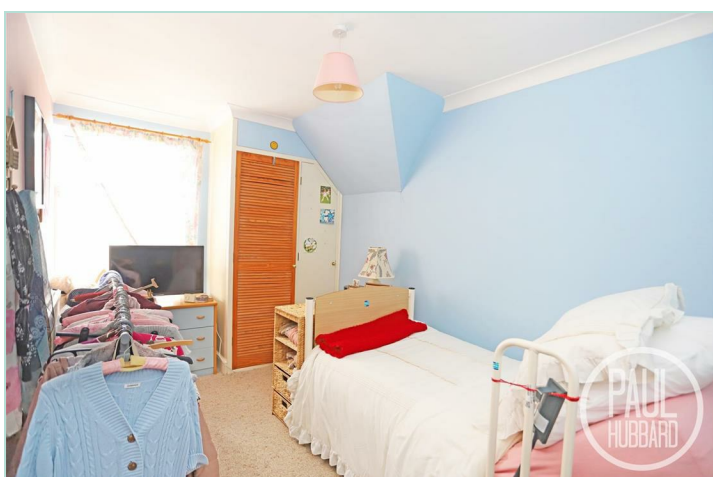
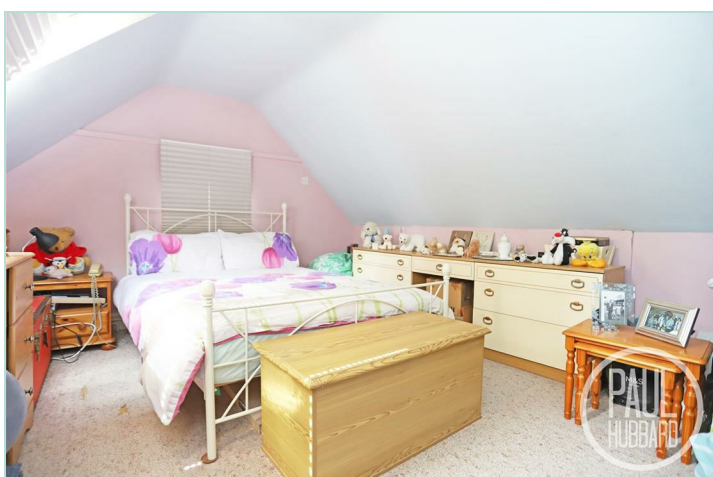
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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Location

This home is situated in the Heart of 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. 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.

Entrance hall

Fitted carpet, UPVC double glazed window to the front aspect, fuse board, radiator and doors opening to the dining room, bedrooms 1-2 & the shower room.

Sitting room

4.0 x 3.68
Fitted carpet, x2 UPVC double glazed windows to the rear aspect with sea views, x2 radiator and built in units.

Dining room

3.72 max x 3.64
Fitted carpet, timber frame obscure internal window to the front aspect, radiator and doors opening to the kitchen & sitting room.

Kitchen

3.68 x 2.2
Fitted carpet, UPVC double glazed window to the rear aspect with sea views, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built in oven, gas hob, extractor hood & dishwasher and spaces for a fridge, freezer & washing machine.

Bedroom 1

6.26 max x 3.76 max
Fitted carpet, radiator, timber frame Velux window, timber frame circular window to the front aspect and fitted wardrobes.

Bedroom 2

4.10 max x 2.44 max
Fitted carpets, UPVC double glazed window to the side aspect, radiator, airing cupboard and a built in wardrobe.

Shower room

2.66 x 1.5
Fitted carpet, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a walk in mains fed shower.

Outside

At the front, a communal car park offers space for private parking and gated access leads to the rear garden.

At the rear a communal laid lawn offers expansive sea views and is surrounded by shrubs which enhance privacy. Direct access is provided to the promenade.

Agent note

Please note, bedroom 1 has restricted ceiling height in some areas.

Lease information

999 years on the lease from 1986.
Service charge around 150 PCM
Ground rent TBC

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.

