

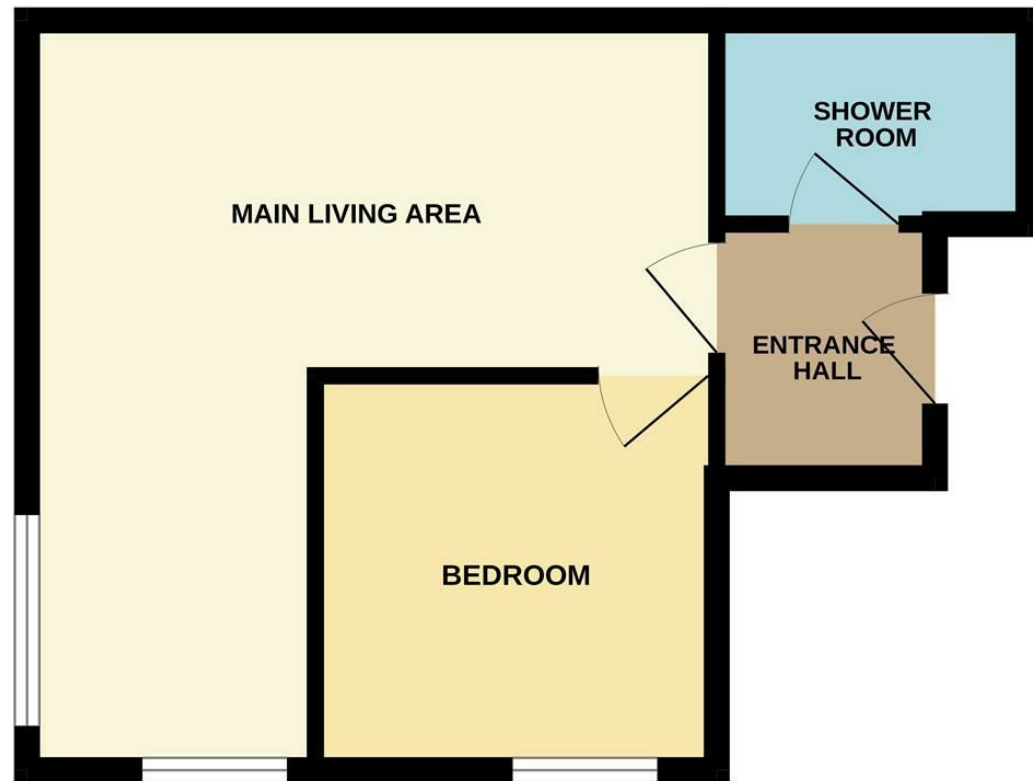
Tenure:
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£675 Per
Per Calendar Month



LONDON ROAD
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 328 sq.ft. (30.5 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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London Road
Pakefield, NR33 7AG

- One bedroom apartment
- Sought after Pakefield location
- Modern fitted kitchen/living area
- Shower room
- First floor apartment
- Electric heating
- Allocated parking on driveway
- EPC Rating: D67
- Available to rent from 9th September
- Viewings Wednesday 21st August by appointment only



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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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon and potential buyers are advised to recheck the measurements

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Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Communal Staircase

Leading to the first floor apartment, with door opening to the entrance hall.

Entrance Hall

Timber door to the side aspect, fitted carpet, fuse board, and doors opening to all internal rooms.

Main Living Area

5.2m max x 5.1m max
Fitted carpet & vinyl flooring, x2 UPVC double glazed windows to the front & side aspects, electric radiator, kitchen area with units above & below, laminate work surfaces, built in oven, electric hob, stainless steel extractor hood, inset stainless steel sink & drainer with mixer tap, spaces for a fridge & washing machine.

Bedroom

2.9m x 2.8m
Fitted carpet, UPVC double glazed window to the front aspect and an electric radiator.

Shower Room

2.3m x 1.4m
Vinyl flooring, extractor fan, heated towel rail, suite comprises a toilet, pedestal wash basin with a mixer tap and an electric shower set into a cubicle enclosure.

Outside

The property sits nestled back from the popular pakefield shopping village and opposite a park. This property offers off road parking.

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 £1,6876 pcm (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.

