

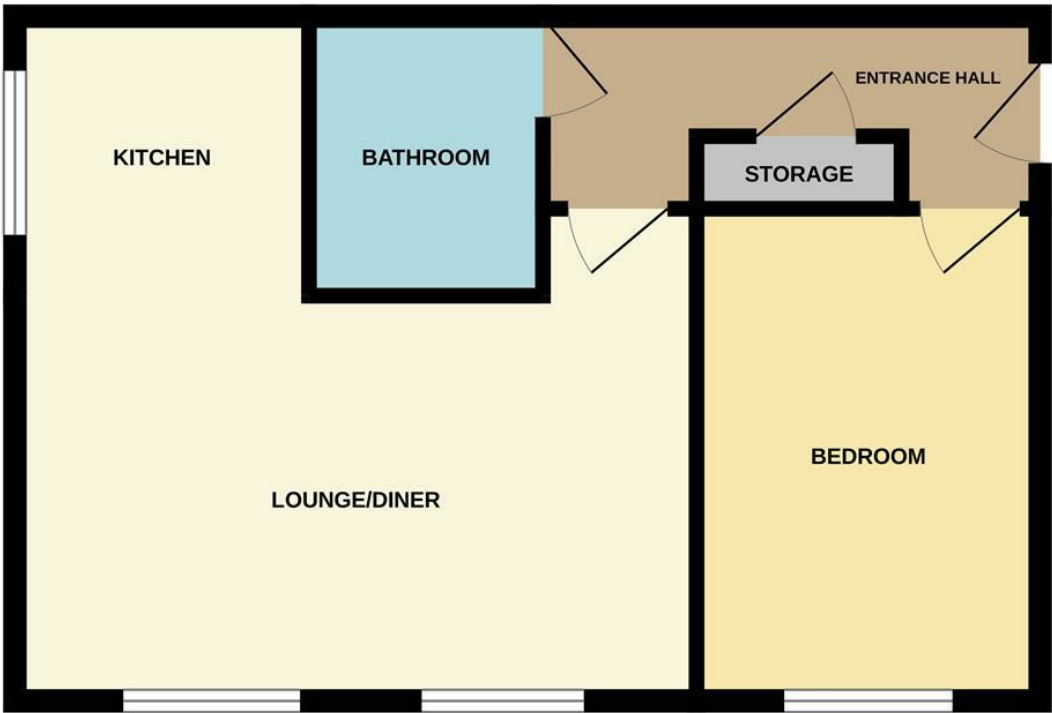
Tenure: Leasehold
Council Tax Band: A
EPC Rating: B
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

£130,000
Offers In Excess Of



LAKESIDE RISE



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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Lakeside Rise
Blundeston, NR32 5BD

- Extremely well presented 1st floor apartment
- 1 double bedroom
- Clean & tidy communal areas
- Allocated parking space
- Modern kitchen & bathroom
- Open-plan living space
- Neutral décor throughout
- Chain free status
- Gas central heating
- Set in sought-after Blundeston



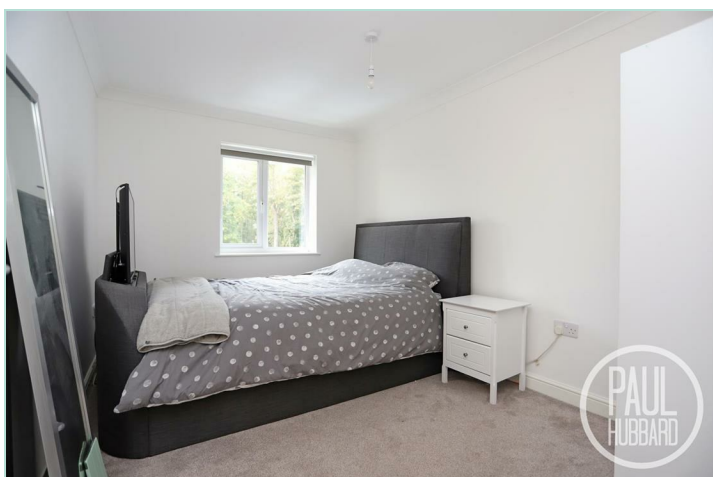
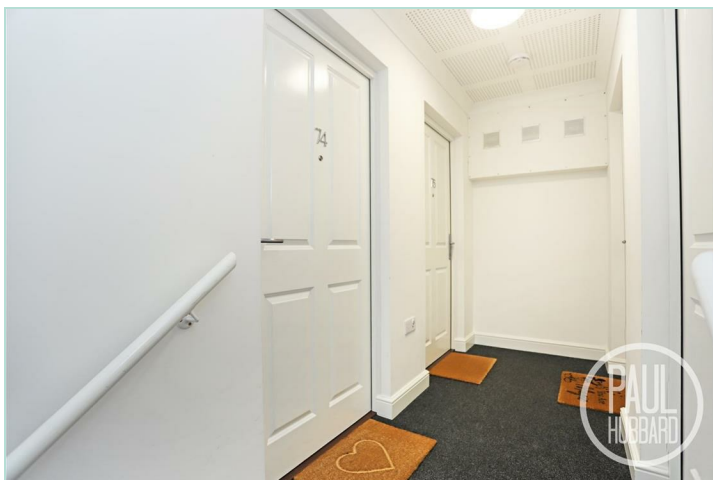
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 charming semi-rural village of Blundeston. Blundeston is nestled in the county of Norfolk and is situated just 3.5 miles North-West of the seaside town, Lowestoft. The village is set on a bus route which provides direct access into Lowestoft town centre, along with the picturesque town of Beccles. Conveniences such as a primary school, a village hall, bowls club and a public house make up this tight knit community. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages to visit, making it a perfect place to call home.

Communal Entrance Hall

Entrance door to the side aspect, fitted carpet, cupboard (housing electric meters), UPVC double glazed window to the side aspect, stairs leading up to the first floor landing and the main entrance door opens into the apartment.

Entrance Hall

Entrance door opens into the hallway which comprises, LVT flooring, loft access, radiator, storage cupboard and doors opening to the open-plan living space, bedroom & bathroom.

Open-Plan Living Space

The lounge/diner flows seamlessly into the kitchen, creating an open and connected living space.

Lounge/Diner

LVT flooring, x2 UPVC double glazed windows to the side aspect, x2 radiators, space for a table & chairs and an opening leading to the kitchen.

Kitchen

LVT flooring, UPVC double glazed window to the rear aspect, down lights, wall-mounted gas combi boiler, units above & below, laminate work surfaces, tile splashbacks, built-in oven, induction hob & extractor hood, inset composite sink & drainer with mixer tap and spaces for a fridge-freezer & washing machine.

Bedroom

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bathroom

LVT flooring, radiator, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand-bed shower attachment.

Outside

An allocated parking space provides convenient off-road parking, while a brick weave pathway, bordered with bark beds and decorative plants and shrubs, leads to the main entrance, opening into a well-maintained communal hallway.

Agent Note

- The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the property.
- The building benefits from full fibre broadband.

Lease Information

Lease term: 999 years
Years left to run: 995
Ground rent: (Peppercorn) £1
Service charge: £252
Reserve fund: £200
Buildings insurance: £60

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.

