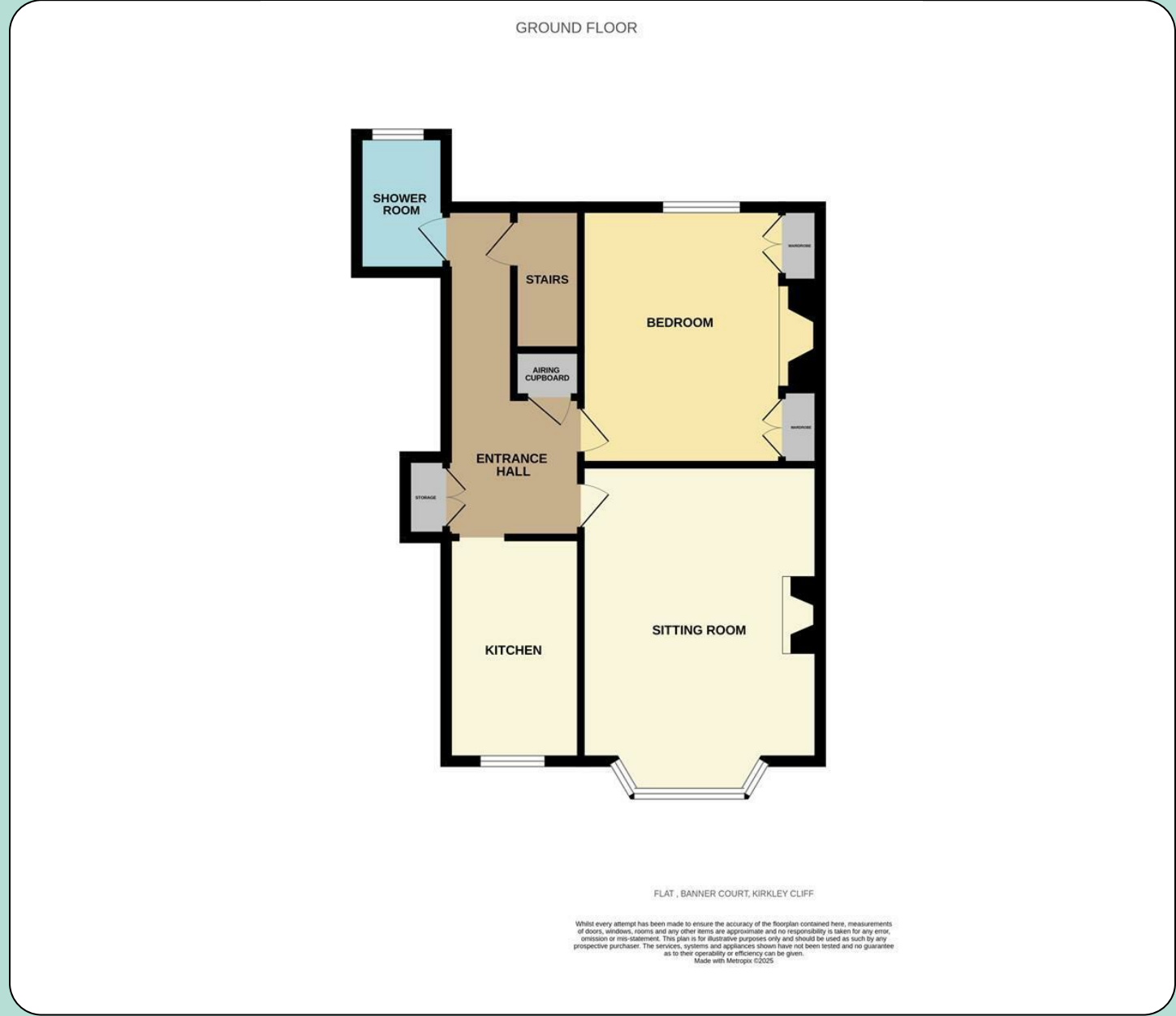


Tenure: Share of Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£115,000
Guide Price



Banner Court

Kirkley, NR33 0DB

- Top floor apartment
- One double bedroom with built-in storage
- Moments from the beach
- Allocated off road parking space at the rear
- Well presented throughout
- Ideal holiday bolthole
- A glimpse of sea views
- Close to the gorgeous Kensington Gardens
- Period features
- Ideal for public transport links



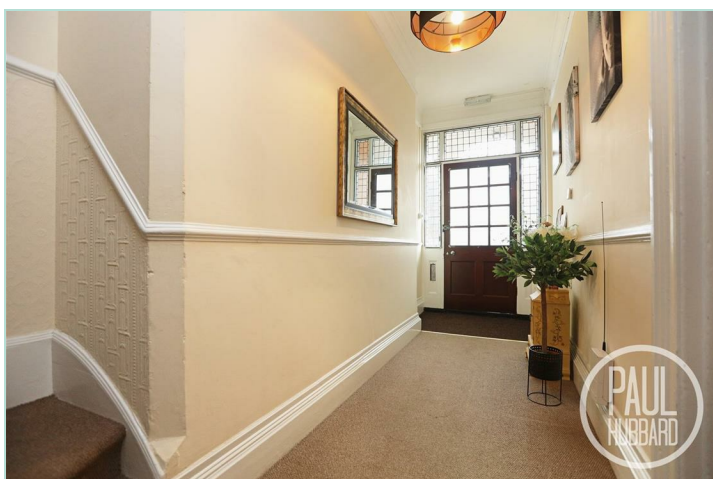
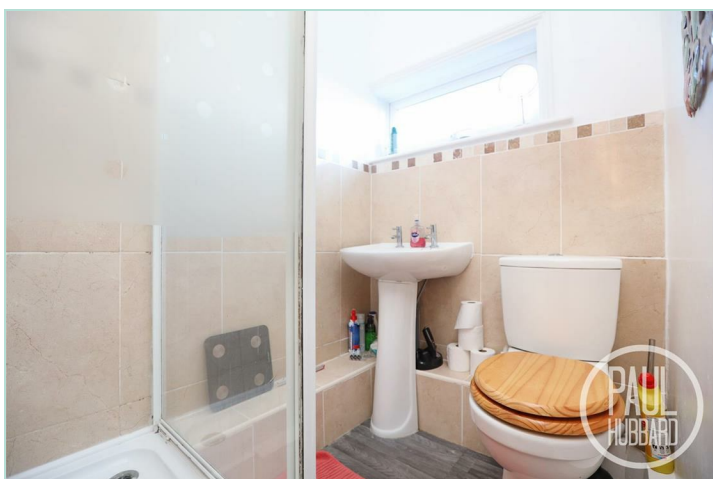
Paul Hubbard Estate Agents
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NR33 0BB

Contact Us
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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 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.

Communal Entrance Hall

Stairwell leads up to top floor apartment.

Entrance Hall

Vinyl flooring, storage heater and doors opening to x2 storage cupboards (house the immersion heater), the sitting room, kitchen, shower room & bedroom.

Sitting Room

5.1 x 3.7

Bay UPVC window to the front aspect, carpet flooring, storage heater, electric heater and a feature fireplace.

Kitchen

3.5 x 2.1

Timber sash window to the front aspect, vinyl flooring, units above and below, laminate work surfaces, inset composite sink and spaces for an oven, fridge & washing machine.

Bedroom

4.0 x 3.7

UPVC double glazed window to rear aspect, carpet flooring, doors opening to fitted wardrobes and feature period fireplace.

Shower Room

2.1 x 1.2

UPVC double glazed window to the rear aspect, tile flooring, toilet, pedestal wash basin and an electric shower set within a glass cubicle.

Lease Information

- Lease commencing 1959
- The annual service charge is currently £60 per month/£720 per year (subject to change)
- This property owns a share of the freehold

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.

