



Flat 8 Kirkley House, Kirkley Cliff Road, Kirkley, Suffolk, NR33 0DE

****FULLY FURNISHED AND BILLS INCLUDED**** This spacious second-floor seafront apartment boasts **STUNNING SEA VIEWS** and charming **PERIOD FEATURES**. With two double bedrooms and **AMPLE STORAGE**, it offers comfort and convenience. The property is enhanced with **UPVC double glazing** and tasteful neutral décor throughout. Residents can enjoy a communal garden with **DIRECT PROMENADE ACCESS** and the location is just a short walk from Kirkley shopping village.

- Spacious apartment with gorgeous sea views
- Situated on the 2nd floor
- A stunning building equipped with a passenger lift
- 2 double bedrooms
- Communal garden with direct access to promenade
- Allocated off road parking
- Period features
- UPVC double glazing throughout
- Neutral decor throughout
- Walking distance to Kirkley shopping village

£2,000 Per Calendar Month

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(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	