

Tenure: Leasehold - Share of Freehold
Council Tax Band: A
EPC Rating: TBC
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

£125,000
Offers In Excess Of



FIRST FLOOR FLAT



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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Fen Court

Lowestoft, NR33 9PX

- Well presented apartment
- Situated on the first floor
- 2 separate bedrooms
- UPVC double glazed throughout
- Gas central heating with combi boiler
- Bright sitting room with dual aspect windows
- Allocated off road parking space
- Spacious kitchen/diner
- Built-in storage
- Conveniently located for local amenities & shops



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

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



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

Entrance door to the side aspect, laminate flooring, built-in storage cupboard, loft access and doors opening to all internal rooms.

Kitchen/ Diner

5.10 x 2.46

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap and spaces for a fridge-freezer, washing machine, dishwasher & oven.

Sitting Room

4.44 x 3.56

Fitted carpet, x2 UPVC double glazed windows to the side & rear aspect, radiator and an electric fireplace.

Bathroom

2.15 x 1.85

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part-tiled walls, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Bedroom 1

2.94 x 3.85

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom 2

3.85 x 1.89

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

Outside

At the front, a lawned area with planted flower beds leads to steps ascending to the main communal entrance, with the flat located up the stairs on the first floor.

To the rear, there is a communal lawned garden, fully enclosed by a brick wall surround.

Lease Information

Leasehold - Share of the freehold

Lease has 999 years from 1989

£65 per month service/ maintenance charges (subject to change)

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.

