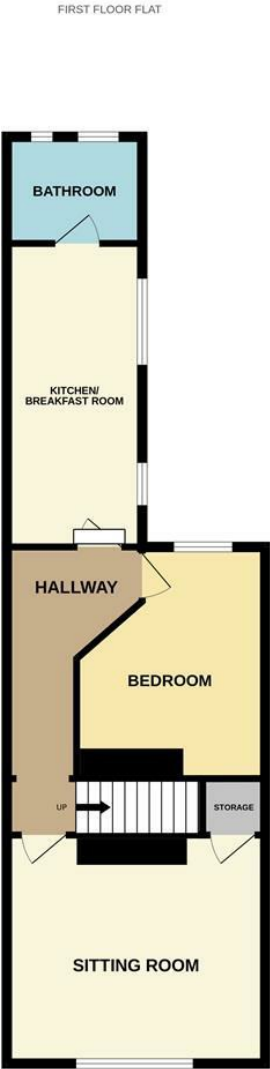


Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 74      | 79                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£575 Per  
Per Calendar Month



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. Made with Metropix ©2025



## St Johns Road

Lowestoft, NR33 0PH

- Available now
- First floor apartment
- Spacious double bedroom
- Well presented throughout
- Modern kitchen/ breakfast room
- Close to local amenities & shops
- Ideal for public transport links
- Gas combi boiler
- Modern bathroom
- UPVC double glazing



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 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

UPVC double glazed door opens to stairwell leading to first floor apartment.

### Stairs leading to the Hallway

Carpet flooring, radiator, doors opening to the sitting room, kitchen/breakfast room and into the bedroom.

### Sitting Room

4.47 x 3.95

UPVC double glazed window to the front aspect, laminate flooring, radiator and door opening to a built-in storage cupboard.

### Bedroom

3.99 max x 3.28 max

UPVC double glazed window to the rear aspect, radiator and laminate flooring.

### Kitchen/ Breakfast Room

5.23 x 2.27

A step down takes you to the kitchen/ breakfast room which comprises, 2 x UPVC double glazed windows to the side aspect, laminate flooring and a door opening into bathroom. Radiator, down lights, units above and below, laminate work surfaces, tiled splash backs, inset stainless steel sink and drainer with mixer tap, Integrated oven, ceramic hob and stainless steel extractor fan and spaces for fridge and washing machine.

### Bathroom

2.27 x 1.83

2 x UPVC double glazed obscure windows to the rear aspect, vinyl flooring, toilet, pedestal wash basin with hot & cold taps, a panelled bath with mains fed shower set above, radiator and part-tiled walls.

### Outside

Communal courtyard garden fully enclosed by a brick wall surround, gated access at the rear.

### Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (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. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

### 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!

