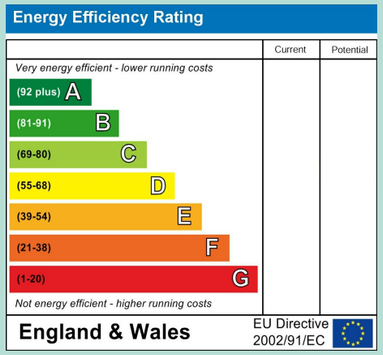
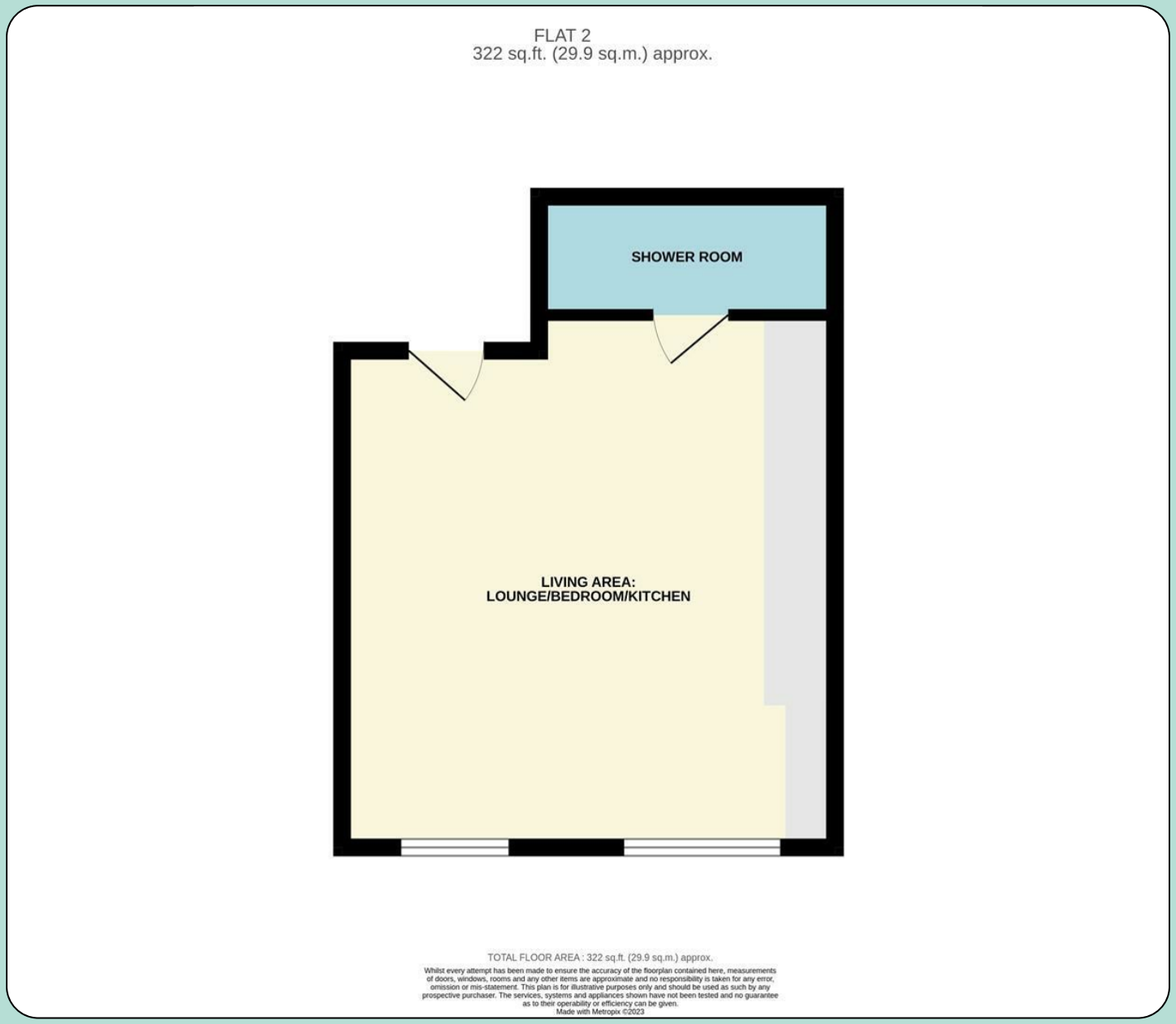
Tenure:
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council





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 are 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

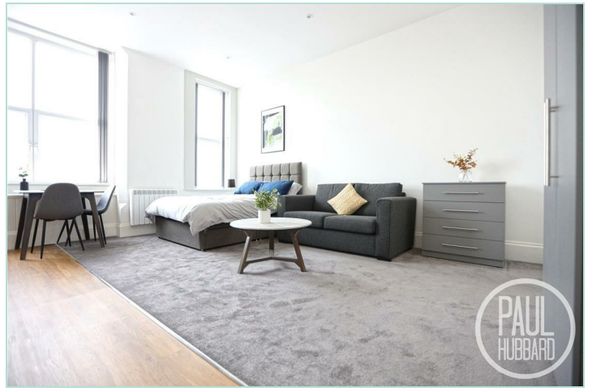
2 Waveney Road

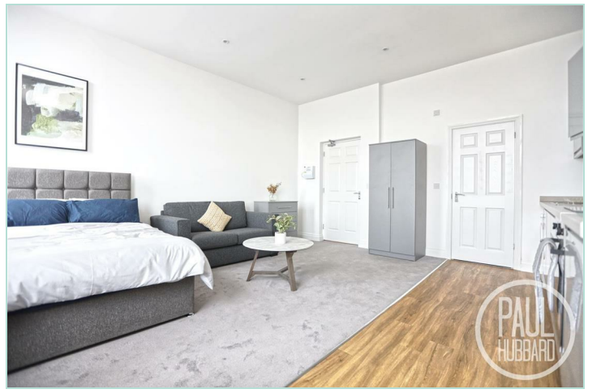
Lowestoft, NR32 1BN

- Fully furnished
- Renovated to a high standard
- Modern studio living
- Views of the Lowestoft Harbour
- Short walk to local transport
- Central Lowestoft location
- Close to award winning beach
- Unique opportunity
- Available from 1st November
- Viewings Mon 14th Oct by appointment only

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218





Summary

** STUNNING VIEWS OF LOWESTOFT HARBOUR **
We are proud to present this renovated studio apartment located on the second floor of Baltic Chambers, a unique period building. Fully furnished and extremely well presented throughout, this apartment offers open plan living, modern appliances with electric heating throughout. Based close to Lowestoft Train Station and a short walk to Lowestoft Bus Station, this property would be ideal for those commuting for work.

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 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.

Kitchen

A fitted kitchen area with a range of wall and base units with laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven, fridge and freezer and washing machine.

Main living area

A sizeable open plan living space comprising of x2 UPVC double glazed windows to the front aspect, newly fitted carpet flooring throughout leading up to LVT, electric heater and door opening to the shower room.

Shower room

A fitted white suite with vinyl flooring throughout, toilet, electric heated towel rail, pedestal wash basin and electric shower enclosed within a glass cubicle.

Applicant note

If you are interested in applying for this property after a viewing 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!

*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.

** Please contact Paul Hubbard estate agents for all enquiries.**

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!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5 x 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.