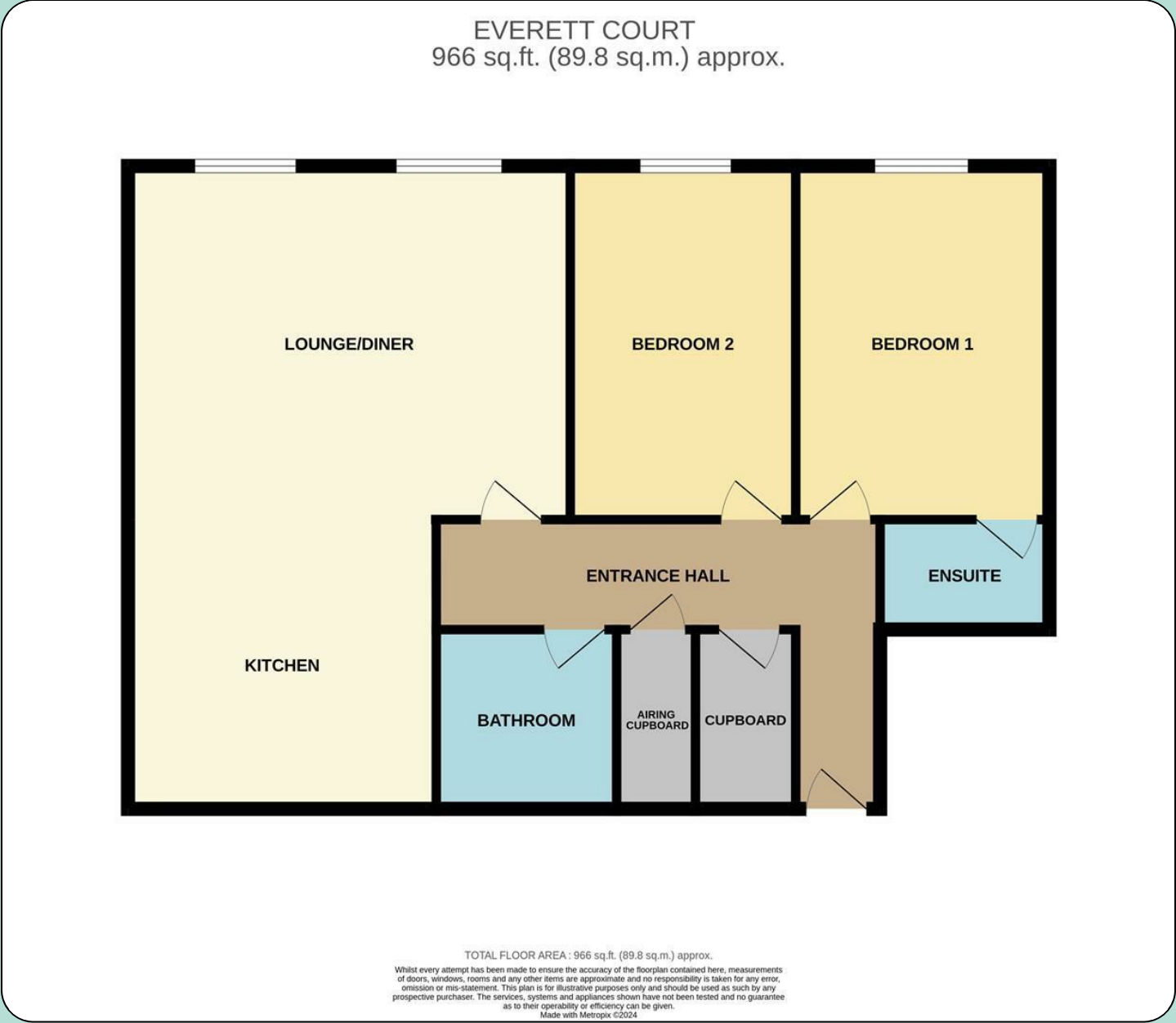


Tenure:
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk Council

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

£900



Swonnells Walk

Oulton Broad, NR32 3PZ

- Chain free
- 2 Double bedrooms
- Spacious throughout
- Sought after Oulton Broad location
- Situated in the 4th floor
- Open plan living area
- Master bedroom with ensuite
- Off road parking
- Stones throw from the waters edge
- 92 Years left on the lease



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 2 bedroom flat is situated in the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

Door to the front aspect, carpet flooring throughout, electric heater, loft hatch and doors opening to the main living area, bathroom, bedrooms 1-2, an airing cupboard and good size storage cupboard that could be used as a study room.

Main Living Area

8.13m max x 5.59m

A sizeable open plan space comprising of a kitchen, lounge and dining area. With x2 UPVC double glazed windows to the rear aspect benefitting from broad views.

Kitchen

3.68m x 3.90m

Carpet flooring leading up to vinyl, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring hob, integrated oven and space for appliances including a washing machine, dishwasher and fridge/freezer.

Bathroom

2.22m x 2.28m

Tile flooring throughout, part tile walls, heated towel rail, p-shape bath with electric shower above, vanity unit with inset hand wash basin and toilet with hidden cistern.

Bedroom 1

4.47m x 3.21m

UPVC double glazed window to the rear aspect benefitting from broad views, carpet flooring throughout, space for a double bed, an electric heater and door opening to the en-suite.

Ensuite

1.39m x 2.19m

Vinyl flooring throughout, a toilet, pedestal hand wash basin and an electric shower enclosed within a part tile and glass cubicle.

Bedroom 2

4.47m x 2.85m

UPVC double glazed window to the rear aspect benefitting from broad views, carpet flooring throughout, space for a double bed, an electric heater.

Agent Note

- This flat is situated on the 4th floor of the main building
- The current owners are in the process of purchasing a share of a freehold (please enquire for more info)
- There are 92 Years left on the lease
- Service charges are approx. £1800 per annum

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.

