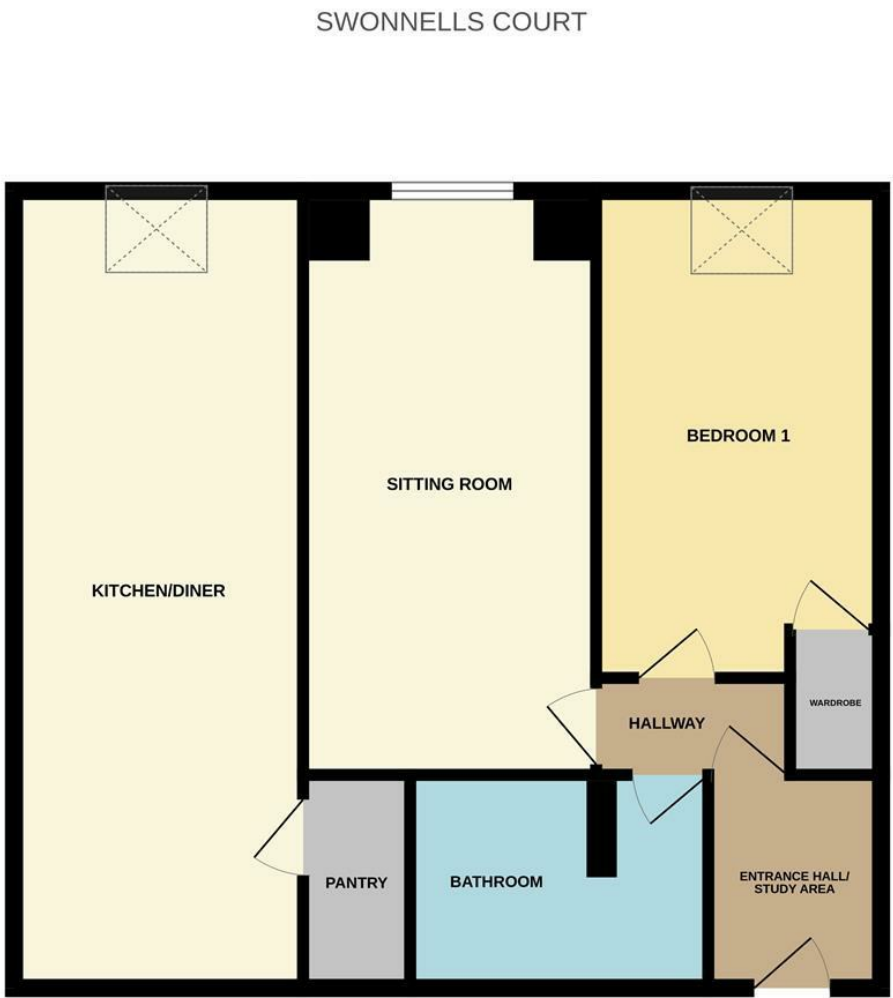


Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

£150,000
Asking Price



Swonnells Court

Oulton Broad, NR32 3PY

- Extremely well presented apartment
- Situated on the 4th floor with a passenger lift
- Stunning direct broad views
- 1 double bedroom
- Good size open kitchen/ diner
- Built in storage solutions
- Allocated off road parking space
- Communal gardens with broad views
- Close to local amenities, shops & schools
- Great transport links nearby



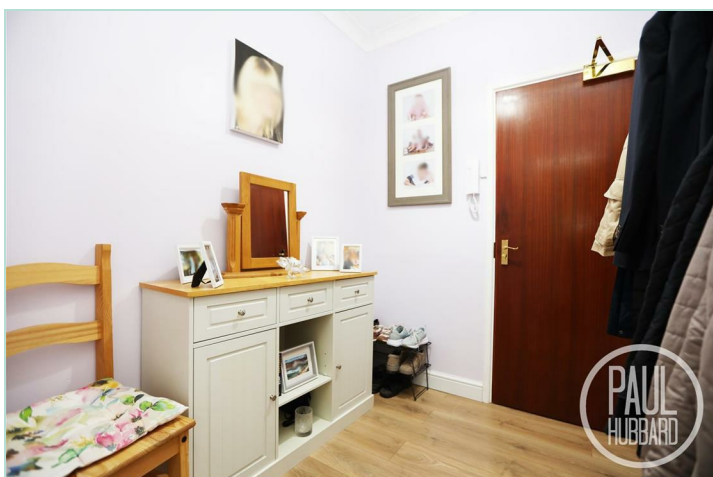
Paul Hubbard Estate Agents
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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t - 01502 531218



Location

Discover 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!

Communal Entrance

The property is located on the fourth floor and is easily accessible by either stairs or a passenger lift. A secure telephone intercom system provides controlled entry, while a convenient bin chute adds to the practicality of everyday living.

Entrance Hall

Main door from the communal hallway opens into a spacious entrance hall comprising laminate flooring, space for storage and a door opening into the hallway.

Hallway

Laminate flooring and doors opening to the bedroom, sitting room & bathroom.

Sitting Room

5.77 max x 2.96 max
Laminate flooring, UPVC double glazed window to the front aspect with views of the broads, electric radiator and double doors open into the kitchen/ diner.

Kitchen/ Diner

7.33 max x 2.84 max
Laminate flooring, Velux window, electric radiator, units above & below, oak work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, integrated dishwasher, built-in oven, ceramic hob & extractor hood, space for a dishwasher & fridge-freezer, built-in pantry cupboard, space for a large table & chairs and feature pendant lighting.

Bedroom

4.07 max x 2.79 max
Laminate flooring, large Velux window, fitted wardrobe and an electric heater.

Bathroom

2.95 max x 2.12 max
Laminate flooring, wall mounted heater, extractor fan, toilet, pedestal wash basin with a mixer tap, panelled bath with hot & cold taps, an electric shower set above and tile splash backs.

Outside

Set within generous communal grounds with beautifully kept lawns, residents enjoy an allocated parking space within the private car park, along with convenient additional visitor bays for guests.

Lease Information

TBC

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.

