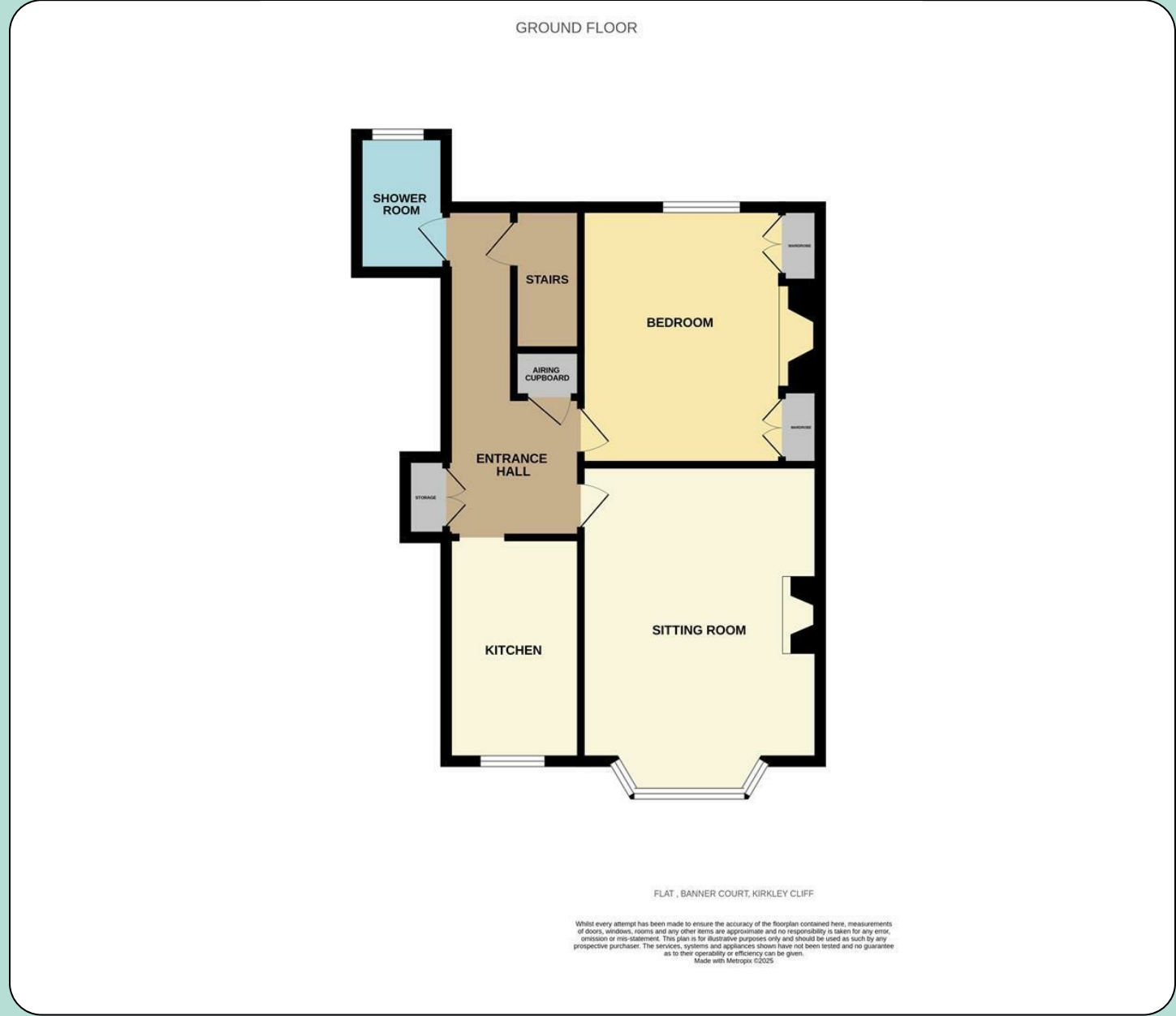


Tenure:  
Council Tax Band: A  
EPC Rating: D  
Local Authority: Waveney District Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 63      | 79                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



## Banner Court

Lowestoft, NR33 0DB

- Spacious one bedroom apartment
- Off-road parking for one vehicle
- Partial sea views
- Within walking distance to the beach
- Well presented throughout
- Modern shower room
- Desired location
- Separate sitting room and kitchen
- Close to local shops and amenities
- Electric heating

e - info@paulhubbardonline.com

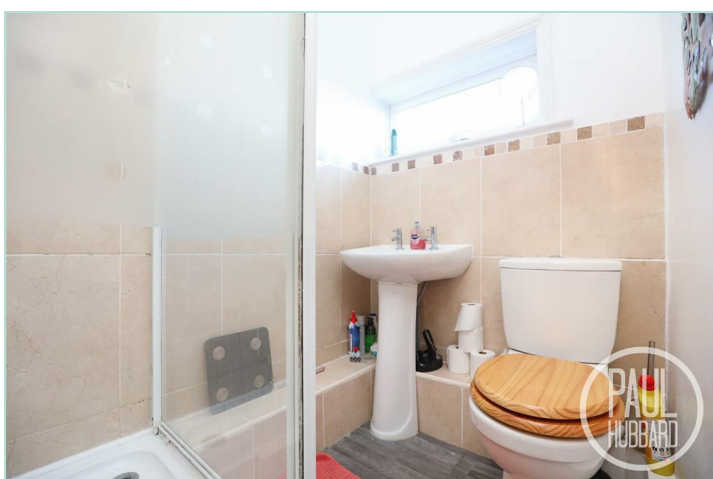
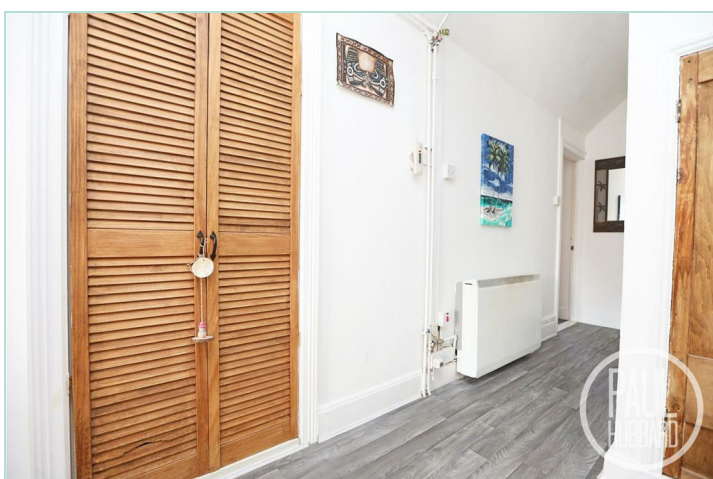
t - 01502 531218

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

Contact Us  
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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





### 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

Stairwell leads up to top floor apartment.

### Entrance hall

Vinyl flooring, storage heater and doors opening to x2 storage cupboards (house the immersion heater), the sitting room, kitchen, shower room & bedroom.

### Kitchen

3.51 x 2.11

Timber sash window to the front aspect, vinyl flooring, units above and below, laminate work surfaces, inset composite sink and spaces for an oven, fridge & washing machine.

### Sitting room

5.08 x 3.73

Bay UPVC window to the front aspect, carpet flooring, storage heater, electric heater and a feature fireplace.

### Bedroom

4.4 x 3.4

UPVC double glazed window to rear aspect, carpet flooring, doors opening to fitted wardrobes and feature period fireplace.

### Shower room

UPVC double glazed window to the rear aspect, tile flooring, toilet, pedestal wash basin and an electric shower set within a glass cubicle.

### Outside

To the rear there is a patio area with space for one vehicle.

### Agent note

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!

\*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.

### Application process

Once you have viewed the property please follow the link below to submit your application:

<https://goodlord.wufoo.com/forms/zy2m9ck0in1ovv/?Field500=Lynsey+Day&Field502=Paul+Hubbard+Estate+&id%2F>

