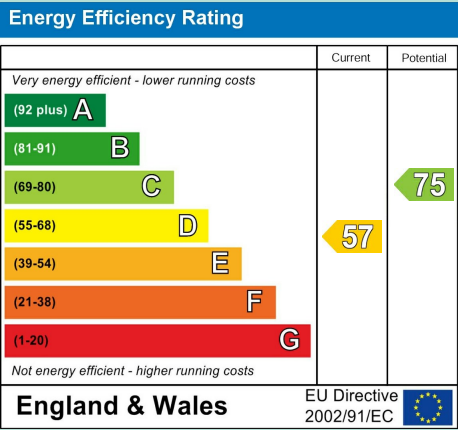
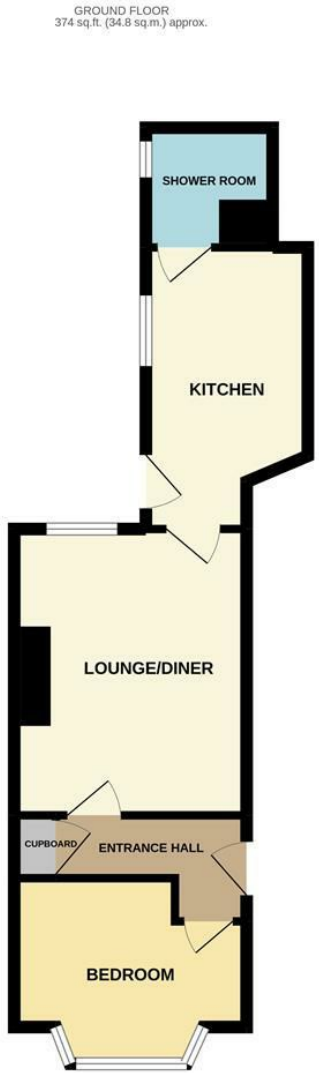


Tenure:  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



£650 Per  
Per Calendar Month



TOTAL FLOOR AREA : 374 sq.ft. (34.8 sq.m.) approx.  
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.  
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## Battery Green Road Suffolk, NR32 1DE

- Ground floor Flat
- One off road parking space
- Spacious sitting room
- Rear patio area
- Close to award winning beach
- Gas central heating
- UPVC double glazing throughout
- Town centre location
- Close to local shops and amenities
- EPC - TBC



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

e - info@paulhubbardonline.com

t - 01502 531218





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance hall

Door bell & letter box, main door into communal entrance. Wooden door into ground floor flat.

### Hallway

3.21m x 1.01m

Entrance door to the side aspect, carpet flooring throughout, a radiator and doors opening to the bedroom, sitting room and a storage cupboard.

### Bedroom

3.90m x 3.56m

UPVC double glazed bay window to the front aspect, carpet flooring throughout and a radiator.

### Sitting room

3.35m x 3.98m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a doors opening to the kitchen.

### Kitchen

2.33m x 4.04m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, wall mounted gas boiler, spaces for applicants and a doors opening to the shower room.

### Shower room

1.72m x 1.07m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, shower within an enclosed glass cubicle, wall mounted hand wash basin, a toilet and a heated towel rail.

### Outside

To the front, the main entrance door leads to the communal area of the ground-floor flat.

To the rear, a patio garden with gated access for taking bins out.

### Communal area

Inside to the rear of the property is a large shared storage space

### 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 2.5x 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.

