



Aldreds
Estate Agents

2 Eastern Cottage North Parade

Lowestoft, NR32 4PB

Asking Price £80,000



2 Eastern Cottage North Parade

Lowestoft, NR32 4PB

Aldreds are delighted to present this spacious first-floor apartment, ideally situated in the highly sought-after North Lowestoft area, just a short walk from the beach and the beautiful Sparrows Nest Park. Offering well-proportioned accommodation throughout, the property comprises a communal entrance hall leading to a private entrance hall, a generous open-plan lounge/dining room, a fitted kitchen, a spacious double bedroom, an inner hallway, and a well-appointed bathroom. Externally, residents benefit from communal off-road parking, attractive lawned communal gardens, and allocated clothes drying areas. Further features include gas-fired central heating via a recently installed combination boiler and large rear-aspect sash windows that provide an abundance of natural light. Properties in this desirable coastal location at such an attractive asking price rarely become available. Whether you're looking to downsize, purchase your first home, invest, or secure a seaside holiday retreat, this apartment represents an excellent opportunity. Early viewing is highly recommended.

Shared Entrance Hall

Beautiful galleried staircases.

Private Entrance Hall

Laminate flooring, radiator, entrance door.

Lounge/Diner

16'2" x 11'5" (4.95 x 3.5)

Laminate flooring, original sash window, radiator, power points, T.V point, fireplace with electric fire, high coved ceilings.

Bedroom

8'2" x 11'7" (2.5 x 3.55)

Laminate flooring, high ceilings, power points, radiator, original sash window.





Kitchen

7'2" x 6'11" (2.2 x 2.12)

Ceramic tiled flooring, range of solid timber fitted kitchen units, butler style ceramic sink, extended work surfaces, built in gas oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, tiled splash backs, power points.

Inner Hallway

Laminate flooring, radiator, full length walk in storage cupboard which houses the modern energy efficient combination gas boiler.

Bathroom

7'0" x 7'4" (2.14 x 2.26)

Vinyl flooring, modern white bathroom suite comprising of a panel bath with shower mixer tap, low level W.C, pedestal sink, fully tiled walls, inset spot lighting, radiator.



Outside To The Front

There is a communal car parking for residents.

Outside To The Rear

There is a range of communal gardens with designated drying areas.

Outgoings

Maintenance Charge is £1721.00 per year

Ground Rent is £263.00 per year.

Tenure

Leasehold

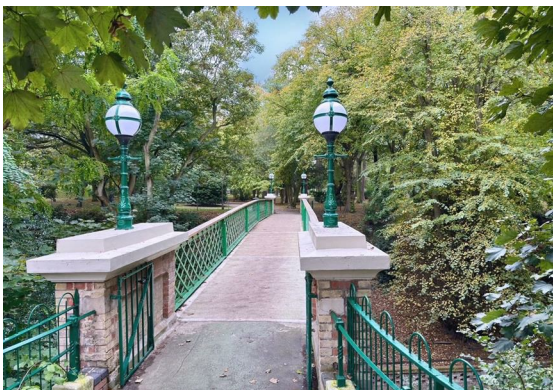
The lease is 999 years from 2014

Services

Council Tax Band - A

Mains Gas Electric Water And Drains

Ref: L2659/07/26



Floor Plan

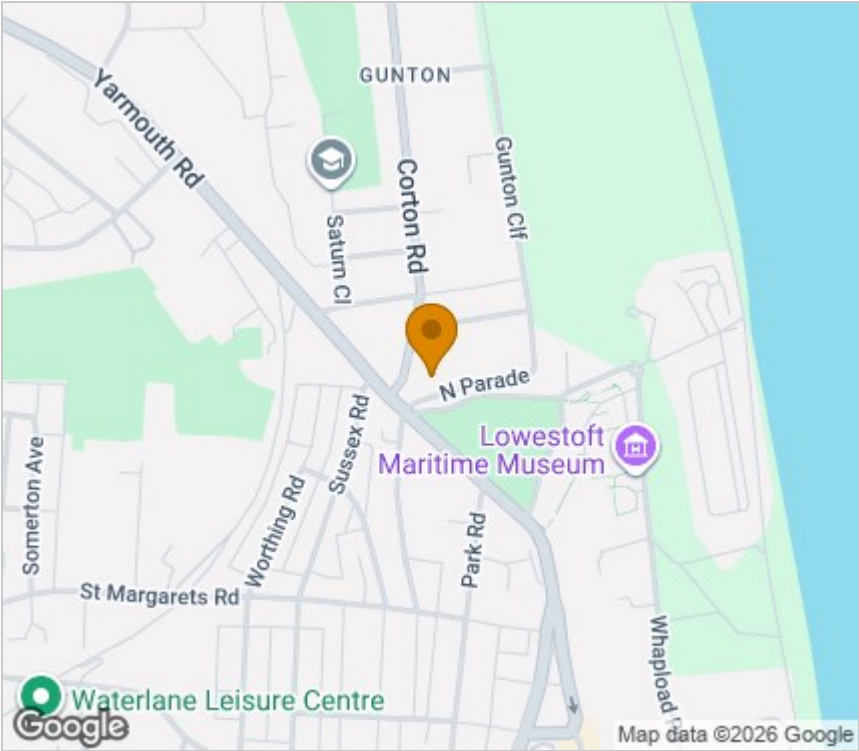


Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

