



**London Road North, Lowestoft NR32 1HB**

**welcome to**

## **London Road North, Lowestoft**

William H Brown are delighted to present this UNIQUELY LARGE OPEN PLAN, style flat in North Lowestoft. With beautiful decoration throughout, and superb living space, this flat is a one of a kind home not to be missed! Please call 01502 585998 to book a viewing today!

### **Accommodation**

#### **Flat**

#### **Entrance Hall**

Double glazed Front door, Door leading to Hallway, Radiator, Laminate wood effect flooring.

#### **Hall**

Built in storage cupboard, Radiator, Laminate wood effect flooring,

#### **Living Space/ Kitchen**

28' 11" x 16' 6" ( 8.81m x 5.03m )

Living Aspect: Three double glazed windows to Front aspect, Open plan Space with the Kitchen, Space for Dining Table, Power points, Three Radiators, Carpet flooring.

Kitchen Aspect: Partially tiled walls, Fitted Kitchen Units with Work surfaces, Sink and drainer unit, Space for cooker with overhead extractor fan, Plumbing for washing machine, Space for 50/50 Fridge freezer unit, Power points

#### **Bedroom 1**

13' 7" x 12' 11" ( 4.14m x 3.94m )

Two Double glazed windows to Rear aspect, Double Bedroom, Two Radiators, Power points, Laminate wood effect flooring.

#### **Bathroom**

Partially tiled walls, Toilet, Wash hand basin, Bath tub with overhead shower and shower screen, Extractor fan, Towel Radiator, Laminate wood effect flooring.

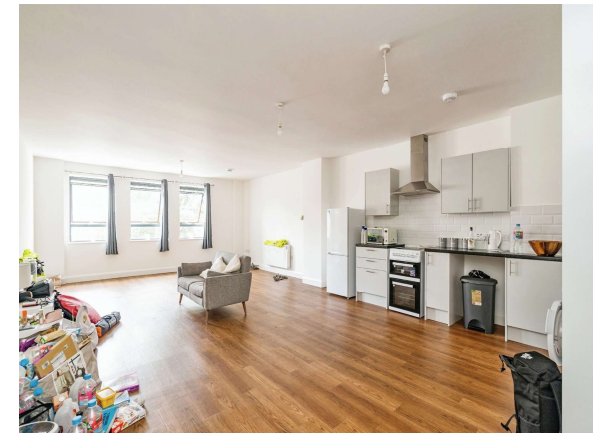
#### **Agents Note**

To enable to the sale of the flat the vendor has advised that a Draft lease will be prepared by the vendor's solicitors ,which will be granted on completion in preparation for submission at Land

Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

#### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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## London Road North, Lowestoft

- APPROXIMATELY 900 SQUARE FEET
- UNIQUELY LARGE ONE BEDROOM FLAT
- SUPERB POTENTIAL
- BRAND NEW AS OF OCTOBER 2023
- WELL DECORATED THROUGHOUT

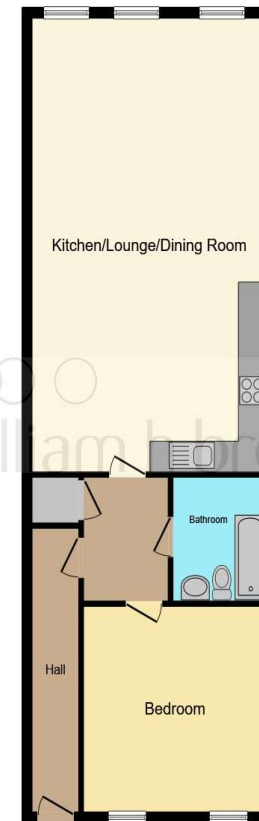
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£105,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LOW108311 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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