

£250,000  
Asking Price



## Swonnells Walk

Lowestoft, NR32 3PZ

- Spacious first floor apartment
- Set in a stunning converted Maltings building
- Chain free
- 3 bedrooms
- Gorgeous open-plan living space
- Views of the grounds & broads
- Allocated off road parking space
- Close to local amenities & shops
- Tucked away at the end of a sought after cul-de-sac
- Apartment can be sold furnished or part furnished.





### 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!

### Entrance Hall

Entrance door to the rear aspect, laminate flooring, x2 radiators, x2 built-in storage cupboards, x2 timber frame windows overlooking the lobby, spacious boiler cupboard and doors opening to all internal rooms.

### Open-Plan Living Space

10.47 max x 5.29 max

This room is an spacious open plan living area combining the sitting room, kitchen, and dining area, featuring laminate flooring, x2 UPVC double glazed windows to the front aspect, x2 radiators, and a feature glass divider with an opening leading through to the kitchen/diner, which includes a timber frame internal window to the side aspect, units above & below, under cabinet lighting, laminate work surfaces, tile splash backs, an inset composite sink & drainer with mixer tap, space for an oven, washing machine & fridge-freezer, a built-in stainless steel extractor hood, and a breakfast bar.



### Bedroom 1

4.21 x 3.48

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens to the en-suite shower room.

### En-suite Shower Room

3.73 x 1.54

Fitted carpet, heated towel rail, built-in storage cupboard, toilet, pedestal wash basin with mixer tap, shaving point, a mains-fed shower set into a cubicle enclosure, part-tiled walls and an extractor fan.

### Bedroom 2

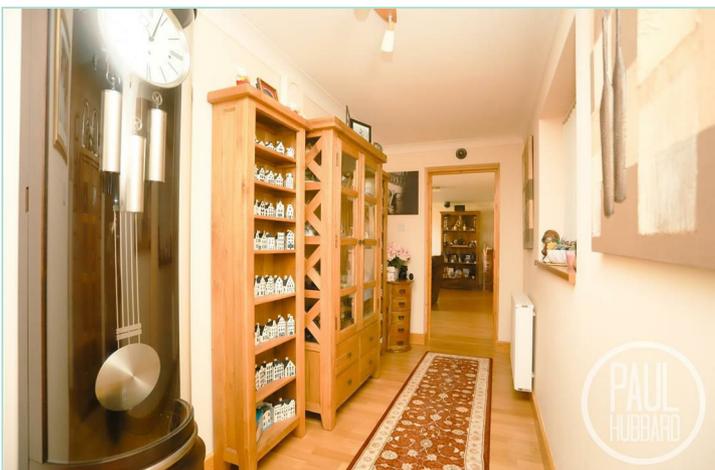
4.18 x 3.21

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3/ Study

3.22 x 2.11 (into wardrobe)

Fitted carpet, UPVC double glazed window to the front aspect, wall heater and built-in wardrobes.





## Bathroom

3.09 x 2.69

Fitted carpet, electric convector heater, part tiled walls, toilet & wash basin with a mixer tap, both built in to vanity units, a spacious corner bath tub with a mixer tap, extractor fan and a wall space heater.

## Outside

Outside, you'll find a spacious, well-maintained communal lawn with gated access leading to Everett's Court. The property is situated directly next to the Broads, and includes a charming seating area beneath a tree, perfect for relaxing and admiring the views. Through the main entrance, which features a secure intercom entry system, you'll find well-kept communal areas including a storage area with a double locker and space for bicycles. A passenger lift (or stairs) provides access to the upper floors, and on the first floor, there is a convenient waste chute for easy disposal of rubbish. An allocated parking space is available on the ground floor of the building.

## Lease information

Share of the freehold

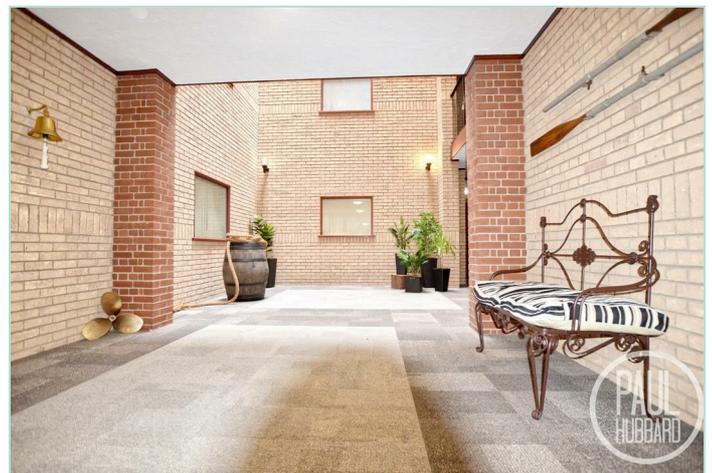
Annual Service charge: £2014.73 (Subject to change each year)

## 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.







Tenure: Share of Freehold  
 Council Tax Band: C  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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

EVERITT COURT



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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