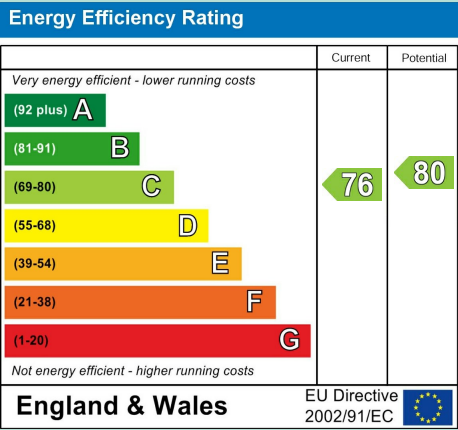


Tenure: Leasehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council



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. Made with Metropix ©2024

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

Contact Us  
www.paulhubbardonline.com  
01502 531218  
info@paulhubbardonline.com

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



£90,000  
Offers In Excess Of



Stanley Street  
Lowestoft, NR32 2DF

- West facing communal garden with washing lines
- Electric heating
- Double glazing throughout
- Conveniently located walking distance to the town centre, train station & bus station
- Well presented 2 bedroom apartment
- Bay fronted
- Situated on the 1st floor
- Spacious hallway entrance
- Modern kitchen & shower room
- Communal car park

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 breathtaking 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.

### Communal Entrance

The property is accessed via a communal entrance with an intercom system, ensuring secure entry for guests. The door opens into bright and airy hallways, creating a welcoming atmosphere. A staircase and passenger lift provide convenient access to the first floor, where the property is located. From the communal hallways, a door also leads to a shared garden area.

### Entrance Hall

Entrance door & double glazed window to the rear aspect, fitted carpet, built-in storage cupboard with double doors, radiator, telephone intercom and doors opening to bedrooms 1-2, the shower room & lounge/diner.

### Shower Room

2.34 x 2.17  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tile splash backs, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a double size cubicle enclosure.

### Bedroom 1

5.12 max x 2.60 max  
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and ample space for a double bed.

### Bedroom 2

3.19 x 1.93  
Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Lounge/Diner

5.24 max x 2.97 max  
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, space for a small table & chairs and an opening leads through to the kitchen.

### Kitchen

2.40 x 2.16  
Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven & induction hob, spaces for a fridge-freezer and washing machine.

### Outside

The west-facing communal garden features a neatly laid lawn, a pathway and borders adorned with decorative plants and shrubs. Additional amenities include washing lines and a gate providing rear access.

### Parking

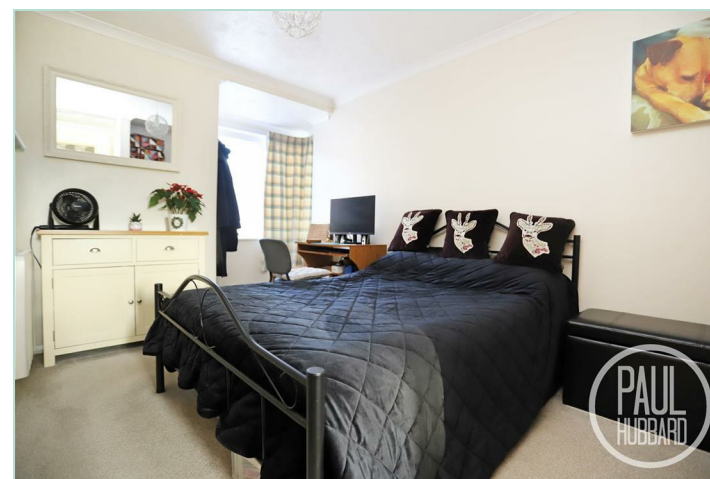
The property benefits from access to a car park available on a first-come, first-served basis.

### Lease information

95 Years left to run  
Annual Charge £1340.88

### 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.

