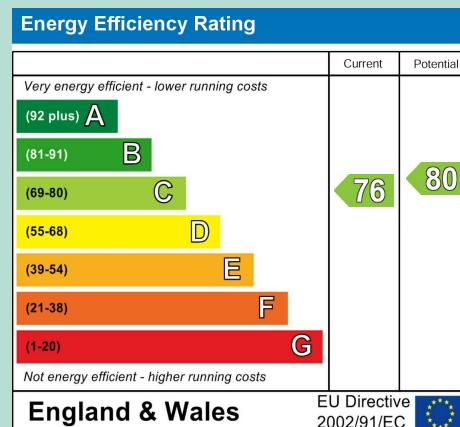


Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council



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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 are 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.



Stanley Street Lowestoft, NR32 2DF

- West facing communal garden with washing lines
- Well presented 2 bedroom apartment
- Bay fronted
- Situated on the 1st floor
- Spacious hallway entrance
- Modern kitchen & shower room
- Communal car park

£90,000
 Offers In Excess Of

**PAUL
 HUBBARD**



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.

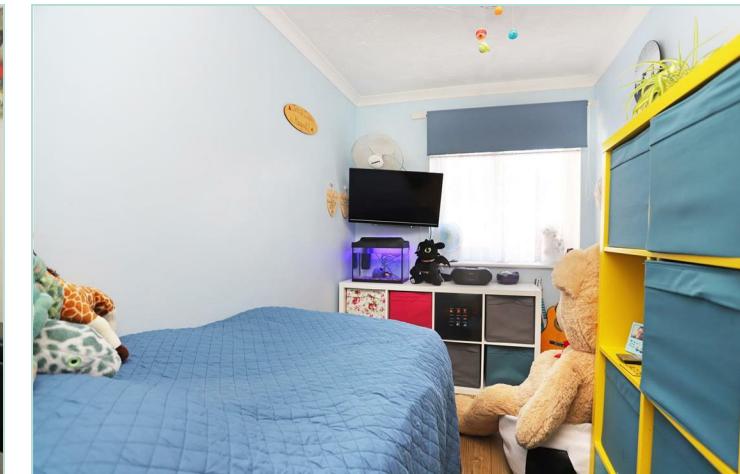
Lease information

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.