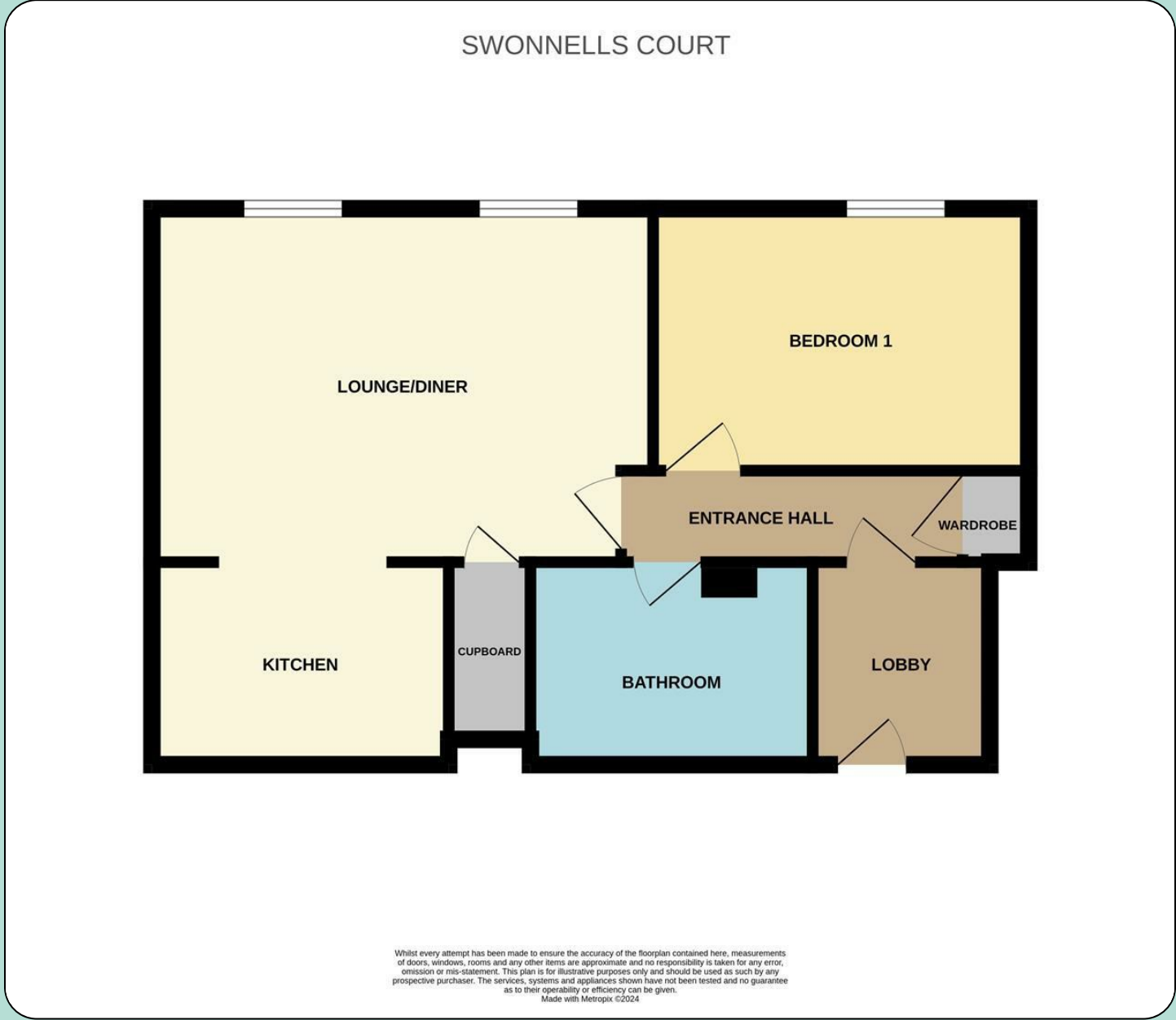


Tenure: Leasehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£120,000
Guide Price



Swonnells Court

Oulton Broad, NR32 3PY

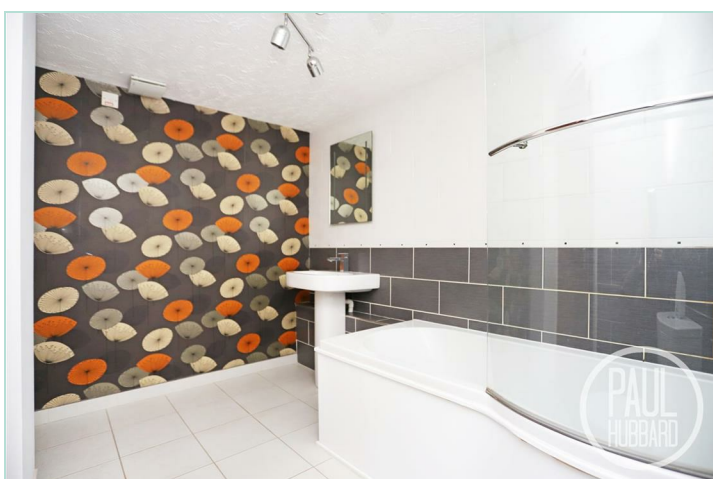
- Well presented throughout
- Allocated off road parking space
- 1 Double bedroom
- Prominent Oulton Broad location
- No onward chain
- Open plan living space
- Separate entrance hall and lobby area, perfect for storage space
- Situated on the ground floor
- Sizeable bathroom
- Highly sought after, scenic area



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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 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



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!

Summary

This well-presented 1-bedroom ground-floor apartment, set in the sought-after Oulton Broad area, offers modern and convenient living. Featuring a bright and spacious open-plan kitchen/lounge/diner, a generous double bedroom, a sizeable bathroom, and a separate entrance hall with a lobby for added practicality. With allocated off-road parking and no onward chain, this property is perfect for first-time buyers, downsizers, or investors. Ideally located within easy reach of shops, restaurants, parks, and transport links, including two train stations offering connections to Norwich and Ipswich, this home provides the perfect blend of comfort and convenience.

Communal Entrance Hall

Entrance intercom system, lift access to upper floors, and a wooden entrance door opening to the lobby.

Lobby

2.19m x 1.82m

Spacious area offering storage, carpet flooring and a door leading to the entrance hall.

Entrance Hall

Carpeted with an electric radiator and doors opening to the bathroom, bedroom, lounge/diner and a storage cupboard.

Bathroom

2.88m x 2.18m

Tiled flooring and walls, pedestal wash basin, toilet and a P-shaped bath with an electric shower overhead.

Bedroom

3.75m x 2.69m

UPVC double-glazed window to the rear, carpet flooring and an electric radiator.

Lounge/Diner

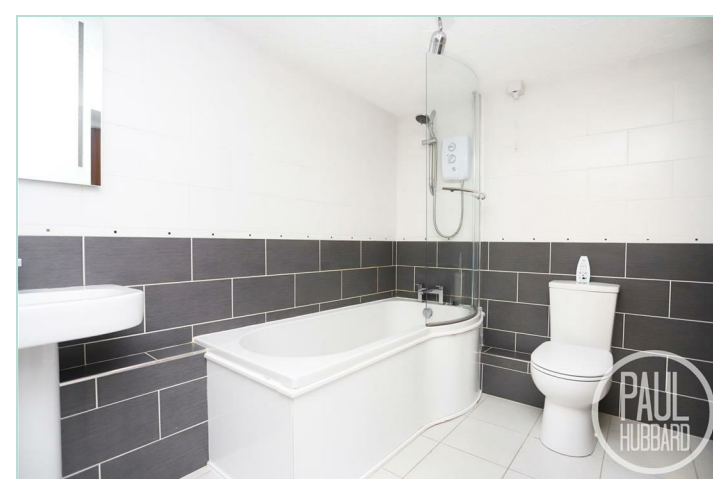
5.03m max x 3.62m

Bright and spacious with two UPVC double-glazed windows to the rear, carpet flooring, an electric radiator, a door to a storage cupboard and an opening to the kitchen.

Kitchen

3.02m x 2.19m

Vinyl flooring, modern units above and below laminate worktops, stainless steel sink and drainer, spaces for a fridge-freezer and washing machine. Includes integrated oven, ceramic hob and extractor fan.



Agent Note

- 1 allocated parking space and additional guest parking.
- 94 years remaining on the lease.
- Service & maintenance fees: £1,100/year (split into two 6-month payments, subject to change).
- Ground rent: £100/year (subject to change).
- Heating is via Economy 7 storage heaters.

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.

