

Aldreds
Estate Agents



32 Marlborough Court
Oulton Broad, Lowestoft, NR32 3AU

Asking Price £99,995



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Aldreds are pleased to present this well maintained two bedroom first floor apartment, thoughtfully designed for retirement living and equipped with emergency pull cord assistance. Ideally situated in the heart of Oulton Broad, the property offers convenient access to a range of local amenities, the nearby Broads National Park, and a railway station providing direct links to Norwich city centre. The current owners have enhanced the apartment with tasteful neutral décor, a modern fitted bathroom, and recently installed uPVC windows. The accommodation is both spacious and well planned, comprising a communal entrance hall leading to a private L-shaped hallway, a generous lounge, a fitted kitchen, two double bedrooms, and a contemporary bathroom. Externally, residents can enjoy beautifully maintained communal gardens along with allocated parking spaces. Exclusively available to residents aged 60 and over (with a second occupant aged 55+), this property represents a rare opportunity to acquire a purpose-built retirement apartment in a highly desirable location. Early viewing is highly recommended.

Shared Entrance Hall

Stairs leading up to the apartment.

Private 'L' Shaped Entrance Hall

Fitted carpet, coved ceiling, loft access, full length airing cupboard housing the immersion tank, a further full length shelved storage cupboard, power points, electric heater, emergency pull cord.

Lounge

12'9" x 10'11" (3.91 x 3.35)

Fitted carpet, coved ceiling, uPVC sealed unit double glazed window, tv point, power points, telephone socket, electric heating, emergency pull cord.

Kitchen

7'4" x 10'0" (2.26 x 3.07)

Vinyl flooring, a full range of white gloss fitted kitchen units with extended roll top work surfaces, recess for white goods including plumbing for a washing machine (white goods could be included in the asking price if required), stainless steel sink with single drainer, tiled splashbacks, power points, uPVC sealed unit double glazed window.





Bedroom 1

11'6" x 11'10" (3.51 x 3.63)

Fitted carpet, uPVC sealed unit double glazed window, power points, electric heating.

Bedroom 2

10'0" x 9'4" (3.07 x 2.87)

Fitted carpet, power points, uPVC sealed unit double glazed window, electric heating.

Bathroom

A recently installed bath and shower suite comprising of a shower set over a 'P' shaped bath, vanity sink unit, low level WC, heated towel rail, tiled splashbacks, extractor fan.

Outside

To the front of the property there is a range of beautifully presented communal gardens with a full range of mature trees, flowers and shrubs, allocated resident's parking area. Outside to the rear is a beautifully presented communal lawned garden, with a range of washing lines, mature trees, flower and shrub borders, patio footpaths, all enclosed by high fencing.

Outgoings & Lease

The lease has approximately 64 years remaining.

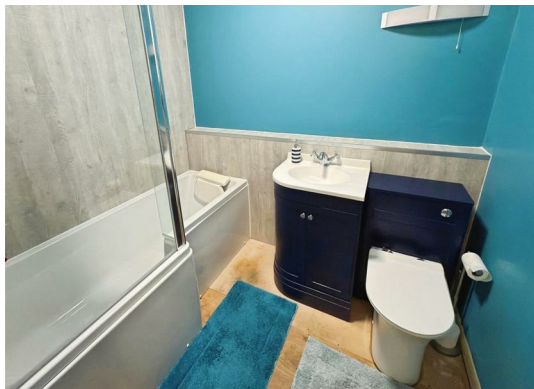
The ground rent and service charge is approximately £3000 per year to include an emergency warden accessed via the pull cords, maintenance and cleaning of the communal areas, window cleaning and buildings insurance.

The main owner must be over 60 years of age and any second owner must be over 55 years of age.

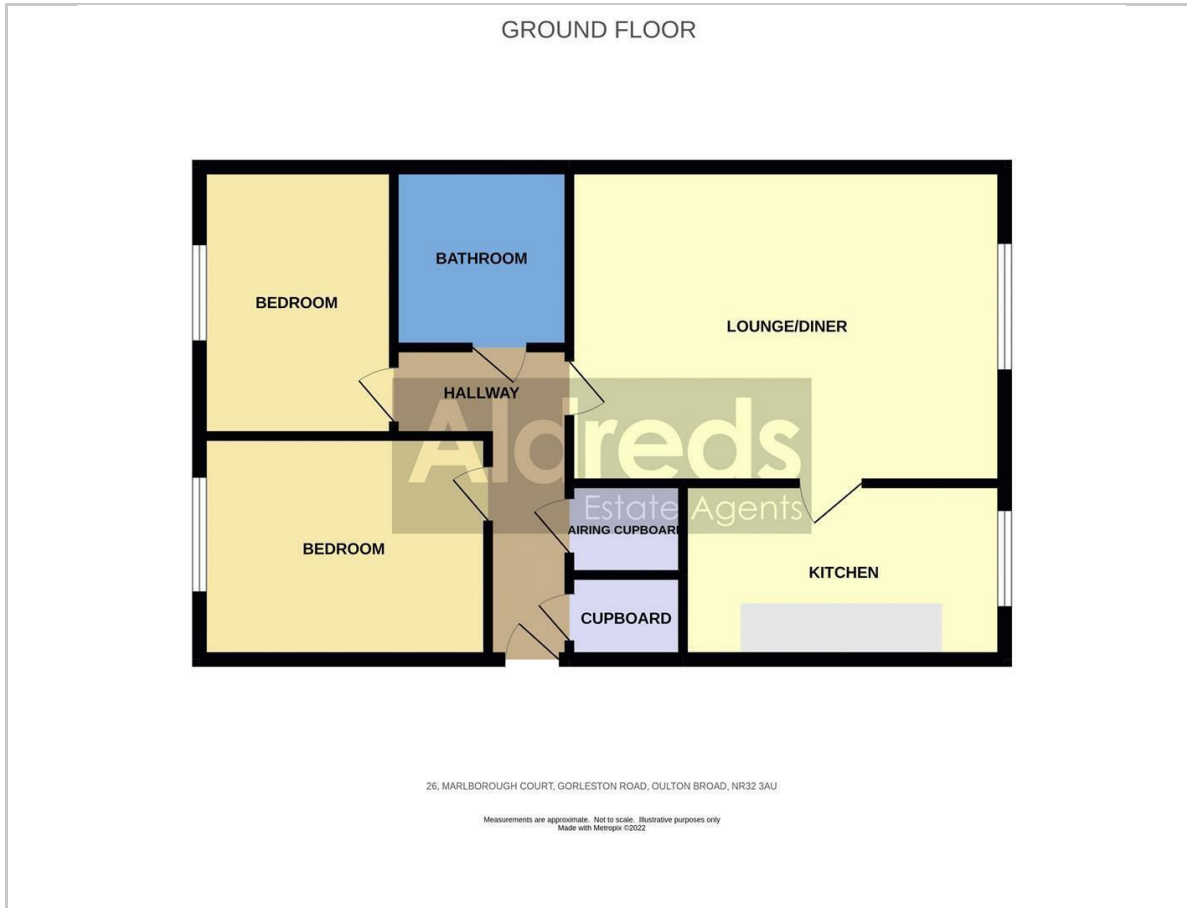
Council Tax

Band 'A'

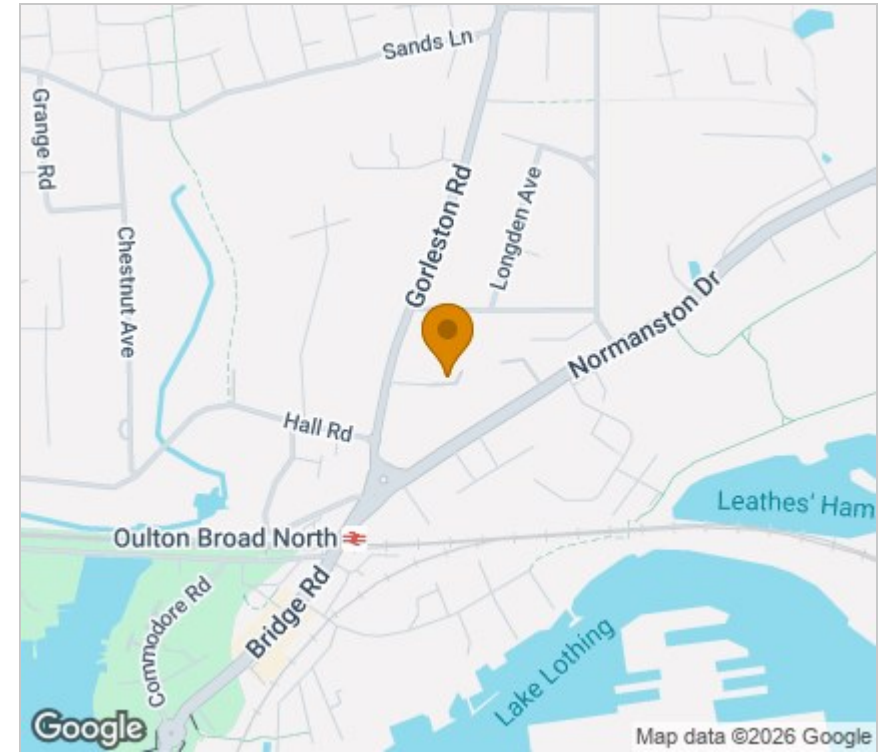
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Floor Plan



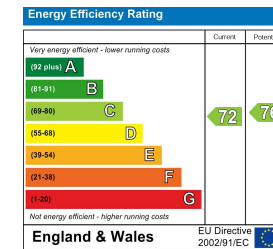
Area Map



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer

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