

Aldreds
Estate Agents



9 Kendal Road
Pakefield, Lowestoft, NR33 0JD
Asking Price £125,000



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Aldreds are delighted to offer this beautifully presented two bedroom ground floor apartment, ideally situated in the highly sought after East Pakefield area, just a three minute walk from the stunning Pakefield beach and local amenities. This spacious and versatile home features a private entrance hall, a generous lounge, an open plan kitchen/dining area, two bedrooms and a family bathroom. Outside, the property benefits from an enclosed patio garden, perfect for al fresco dining. Additional features include gas fired central heating via a modern, energy efficient combination boiler, along with uPVC double-glazed windows and doors throughout. Whether you're a first time buyer, looking for a buy-to-let investment, or searching for the perfect coastal holiday home, this apartment offers an excellent opportunity. Properties in this desirable seaside location, especially at such an attractive asking price, rarely come to the market. Offered with no onward chain, early viewing is highly recommended.

Private Entrance Hall

Timber effect vinyl flooring, coved ceiling, inset spotlighting, radiators, power points, full length storage cupboard.

Lounge

12'0" x 13'6" (3.66 x 4.14)

Timber effect flooring, coved ceiling, double aspect uPVC windows, power points, TV point, radiator.

Kitchen/Diner

10'5" x 10'9" (3.2 x 3.3)

Ceramic tiled flooring, a full range of fitted kitchen units, extended work surfaces, recess for white goods, stainless steel sink, tiled splashbacks, power points, uPVC window, built-in electric oven, four burner ceramic hob, radiator, ample space for family size dining table and chairs.

Bedroom 1

10'7" x 9'0" (3.25 x 2.76)

Timber effect flooring, coved ceiling, uPVC window, radiator, power points.





Bedroom 2

10'6" x 9'9" (3.21 x 2.98)

Timber effect flooring, coved ceiling, uPVC window, radiator, power points.

Bathroom

Timber effect flooring, panel bath with shower mixer tap, pedestal sink, low level WC, full length heated towel rail, tiled splashbacks, shaver's socket, extractor fan, double aspect uPVC windows.

Outside

To the rear of the property there is an enclosed garden with patio seating area - ideal for bistro style dining (this is a shared garden with the apartment above).

Tenure

The ground floor apartment owns 100% of the freehold of the building.

The ground rent and service charge is split 50/50 with the upstairs apartment on an 'as and when' needed basis.

Services

Mains water, electricity, gas & drainage.

Council Tax

East Suffolk Council Band 'A'

Ref: L2668/07/26



Floor Plan



Viewing

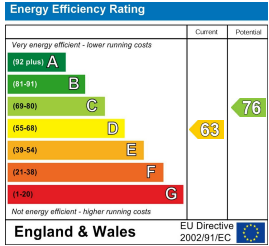
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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