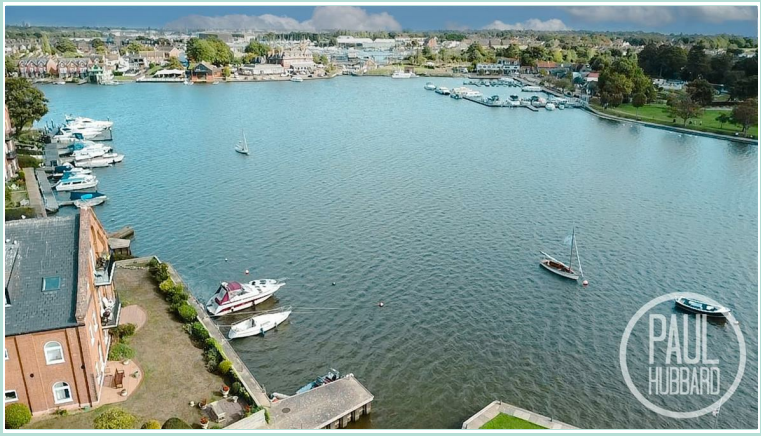
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Somermead Court

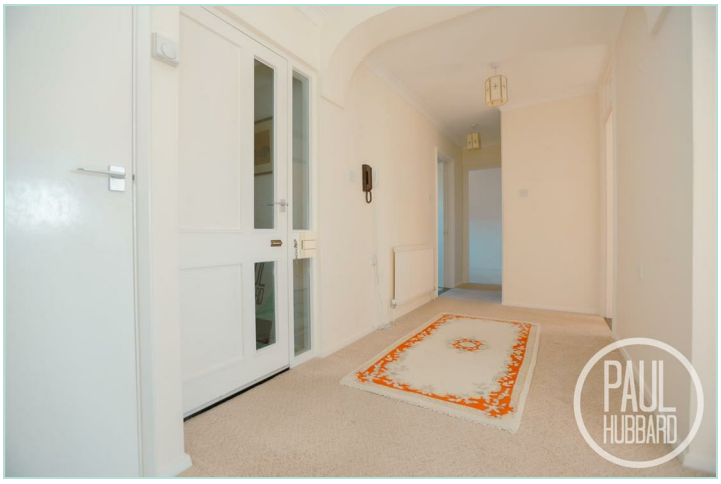
Oulton Broad, NR32 3PQ

- Deceptively spacious apartment
- Enviable Oulton Broad position
- Stunning panoramic Broadland views
- Three generous bedrooms
- Principal bedroom with en-suite and waters edge views
- Three versatile reception rooms
- Close to local amenities, shops and scenic waterside walks
- Exclusive four-apartment development
- Secure communal entrance and garage with two allocated parking spaces
- One allocated parking space on the forecourt

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Location - Oulton Broad

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!

Entrance hall

Entrance door to the front aspect, fitted carpet, large storage cupboard with double doors and a second door opening into the hallway.

Hallway

A spacious, welcoming entrance hall, with fitted carpet, radiator, airing cupboard, doors opening to the kitchen, bedrooms & bathroom and French doors opening into the sitting room.

Kitchen

4.42m x 2.46m

Tile flooring, double glazed window to the front aspect, wall mounted gas boiler, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob, freestanding washer/dryer, integrated fridge-freezer and a door opens into the dining room.

Dining room

Fitted carpet, dual aspect double glazed windows, radiator and sliding doors opening into the garden room.

Garden room

5.17m x 3.31m

Benefitting from dual aspect waters edge views, fitted carpet & sliding door opening into the sitting room.









Sitting room

5.95m x 5.14m max

A generous sized sitting room with double doors opening from the hallway, fitted carpet, x2 double glazed windows to the front aspect benefitting from Broadland views , x2 radiators, electric fire and sliding door opening to the garden room.

Bedroom 1

4.80m max x 5.06m

A sizeable master bedroom which benefits from stunning Broadland views from a walk-in bay window, fitted carpet, radiator and a door opening into the en-suite shower room.

En-suite shower room

2.64m x 1.94m

Vinyl flooring, double glazed obscure window to the side aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a mains-fed shower set into a large cubicle enclosure and tiled walls.

Bedroom 2

3.69m x 2.33m

Fitted carpet, double glazed window to the front aspect and a radiator.

Bedroom 3

3.30m x 2.48m

Fitted carpet, double glazed window to the front aspect and a radiator.

Bathroom

2.64m x 1.96m

Vinyl flooring, heated towel rail, toilet, pedestal wash basin with hot & cold taps, tiled walls and a panelled corner bath tub with a mixer tap & a shower attachment.

Outside

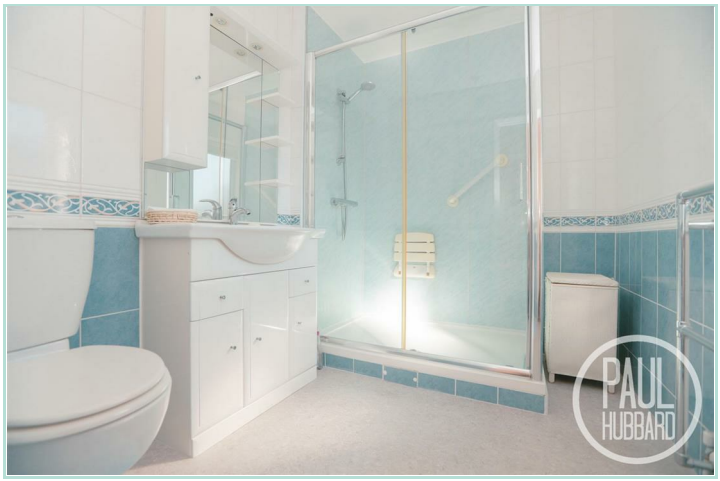
The property benefits from a communal approach with steps leading to the secure main entrance of the development. There is one allocated parking space on the forecourt and a communal garden with seating, lawns, mature trees and hedging.


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Garage

A large, shared, secure, garage facility serving all four apartments, with the property benefiting from two designated spaces and additional storage capacity. It is equipped with power, lighting, water, windows to the front aspect, a fire exit door and a cupboard housing the apartment's gas meter.

Lease Information

Long leasehold property with approx. 146 years remaining, expiring 31 December 2172. The property is managed by Block Management UK Ltd. The annual service charge for 2026 was £4176.30 which represents a 30% apportionment of the whole building. This charge includes expenditure for buildings insurance, health and safety, water and sewerage, electricity for communal areas, grounds maintenance, cleaning of communal areas, all external window cleaning, lift maintenance and internal repairs in communal areas

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.

Buyer AML - £42 inc VAT

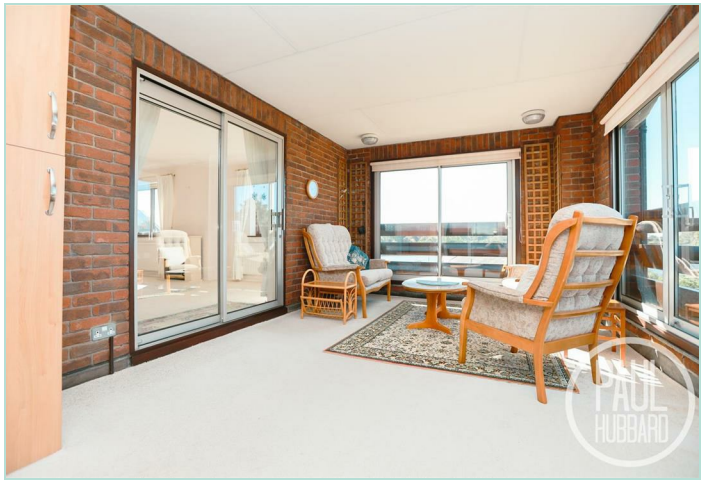
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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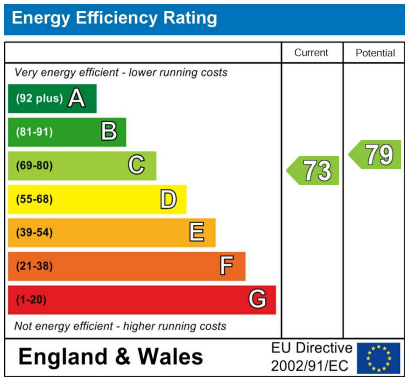








Tenure: Leasehold
Council Tax Band: E
EPC Rating: C
Local Authority: East Suffolk Council



TEMPEST
1421 sq.ft. (132.1 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.1 sq.m.) approx.

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.
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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 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